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Application Number:	20/03548/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	Erection of a detached bungalow with integral garage (Amended plans)
At:	Land On The East Side Of Green Lane Old Cantley Doncaster DN3 3QW

For:	Mr David Riley
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Third Party Reps:	8 Letters of objection (original scheme) 3 in respect of the amended plans	Parish:	Cantley With Branton
		Ward:	Finningley

Author of Report:	Mary Fleet
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SUMMARY

This proposal seeks full planning permission for the erection of a detached bungalow with integral garage. The proposal represents a departure from the development plan however because of the relationship between the site and the built settlement of Old Cantley there is no objection in policy terms provided the proposal is designed appropriately. The scheme is therefore considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2021).

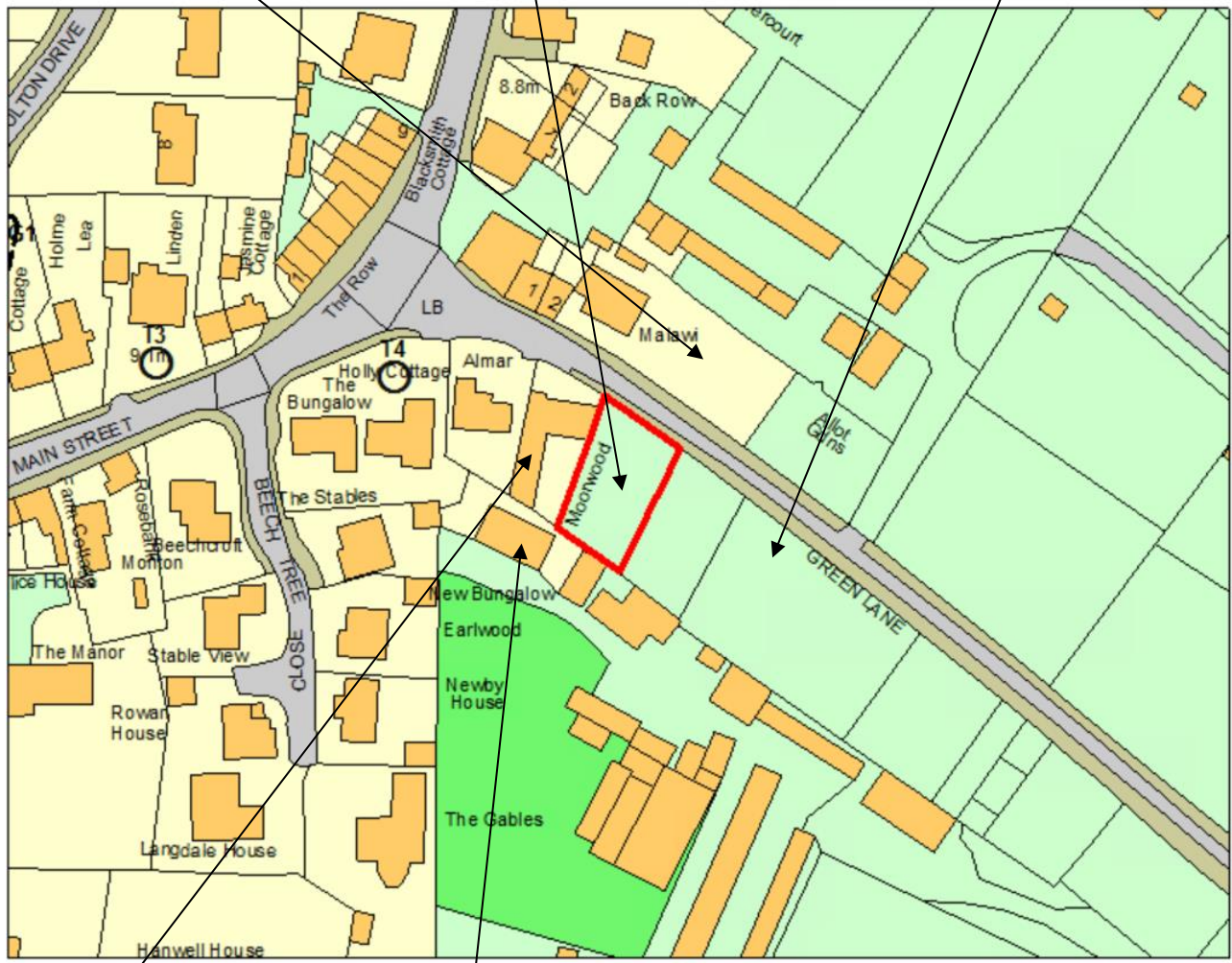
The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network, the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

RECOMMENDATION: GRANT planning permission subject to conditions.

Application site

Residential Policy Area

Rough parking area



Moorwood

Beech Tree Farm

1.0 Reason for Report

- 1.1 The application is being presented to Members given the fact it represents a departure from the development plan. In addition to this there has been interest in the application locally partly on account of the land designation.

2.0 Proposal and Background

- 2.1 Planning permission is sought for the erection of one detached dwelling with integral garage. The designation of the site is Countryside Policy Area. The original application was considered detrimental to the amenity of the next door neighbour hence the plans were amended to lessen the impact on the adjoining neighbour and the proposal re- advertised.

3.0 Site Description

- 3.1 The site is located just outside the settlement boundary of Old Cantley village and the characteristics of the site typify this. To the north of the site the land is cultivated and occupied by a number of outbuildings; this is likewise the case to the south where outbuildings flank the rear of the site. To the south east of the site is a rough parking area and to the north west a dwelling.
- 3.2 Green Lane is a single carriageway road that leads off from the historic centre of Old Cantley. In this centre there are a number of older properties set on the back edge of the pavement, the majority of which have now been rendered. There are instances too of stone walls constructed from magnesium limestone which is typical to main of the conservation areas in the borough. The village core is surrounded by more modern, detached villa style housing constructed in the latter part of the 20th Century.
- 3.3 The village is too small to benefit from shops/ services other than a restaurant which is situated on the corner of Green Lane where it joins Main Street. The site itself has been cleared to some extent in recent months and has been utilised for storing some of the materials /equipment required for the re-development of the adjoining site.

4.0 Relevant Planning History

- 4.1 No planning history.

5.0 Site Allocation

- 5.1 The site is identified within the Local Plan as Countryside Policy Area. The site is also in close proximity to the Old Cantley Conservation Area. In addition to this the site is in flood zone 1 and therefore at low risk of flooding.

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 NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

Paragraph 38 (Decision making)
Paragraph 47 (Determining applications)
Paragraph 56 (Planning Conditions)
Paragraph 79 (Sustainable development in rural areas)
Paragraph 111 (Promoting sustainable transport)
Paragraph 119 (Making effective use of land)
Paragraph 130 (Design of new developments)
Paragraph 174 (Conserving the natural environment)
Paragraph 183 (Ground conditions and pollution)

Local Plan

5.4 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:

5.5 Policy 1 Settlement Hierarchy (Strategic Policy)

Policy 2 Level of Growth (Strategic Policy)

Policy 13 Promoting Sustainable Transport in New Developments (Strategic Policy)

Policy 25 Development in the Countryside Policy Area

Policy 29 Ecological Networks (Strategic Policy)

Policy 30 Valuing Biodiversity and Geodiversity (Strategic Policy)

Policy 37 Conservation Areas

Policy 41 Character and Local distinctiveness (Strategic Policy)

Policy 44 Residential Design (Strategic Policy)

Policy 45 Housing Design Standards (Strategic Policy)

Policy 48 Landscaping of New Developments

Policy 55 Contamination and unstable land

Policy 56 Drainage

5.6 There is no neighbourhood plan at the current time for Old Cantley.

Other material planning considerations and guidance

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

6.0 Representations

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

6.2 The application was initially submitted on the 29th December 2020 and advertised via site notice on the 5th February 2021; via neighbour letter on the 19th January 2021; and press notice on the 4th February, 2021. A further site notice, press notice and neighbour letters were then produced and posted/sent to correct the fact that the red line boundary has been drawn incorrectly. These were posted/sent on the 5th March, 2021, the 4th March, 2021; and on the 26th February, 2021 respectively. On the receipt of amended plans neighbour letters were again issued on 2nd June, 2021 to advertise the alterations that have been made to the scheme. Following the initial publicity a total of 8 letters of objection were received. Having re-advertised the proposal 3 objections were received these being from people who had commented on the original proposal. A summary of the material planning issues raised is set out below:

- The proposal is considered contrary to policy and will encourage further development, its outside of the settlement boundary and currently the boundary is clearly defensible.
- The site is not considered a sustainable location and therefore depends on the use of a car which aggravates highways issues.
- Highways – parking /access already difficult – an additional dwelling will make this worse/ pose a safety risk- concern relates to the fact that the riding school take riders out and an additional access will make the safety situation worse – plus there are walkers /cyclists Concerns re fire/ambulance access. Road not adequate for increased use and has no street lights and is poorly surfaced.
- Concerns have been raised in respect of overshadowing and privacy (Overshadowing of neighbours living room, kitchen, dining room and outdoor space) Loss of privacy to neighbour at Beech Tree Farm (conservatory, garden and amenity areas))
- Concerns regarding disruption during the construction period

Following the advertisement of the amended plans 3 representations were received. These were from people who have already objected to the proposal.

All 3 letters of representation say that objections still stand and that concerns remain in relation to the development in principle, regarding parking/access

arrangements as well as in respect of privacy (in relation to Moorwood as well as Beech Farm house and garden – bedroom and conservatory)

7.0 Town/Parish Council

7.1 No response has been received from the Parish Council.

8.0 Relevant Consultations

8.1 DMBC Housing Policy – the response has identified that the site is on land designated as Countryside Policy Area hence the proposal is a departure from the development plan. From a Local Plans perspective there is a mixed level of support for the proposal given that the site does relate well to the built settlement and form of Old Cantley and it is considered that there is some potential to bring forward an appropriate form of development on this site.

8.2 DMBC Ecology – no objections but require a condition relating to the submission of an ecological enhancement plan.

8.3 DMBC Tree Officer – no objections, no requirements for further survey work.

8.4 DMBC Design and Conservation Officer – no objections; the site is separated from the conservation area by 2 bungalows, excluded from the designation as they do not contribute to the character of the conservation area. Given that the proposal follows the built form on the lane and the boundary treatment is in keeping with the green character and is not considered to result in harm to the conservation area. No requirements for specific conservation conditions.

8.5 DMBC Pollution Control – have requested conditions relating to screening for potentially contaminated land.

8.6 DMBC Internal Drainage – have no objections and require a condition adding relating to full drainage details to be agreed before the commencement of work on site.

8.7 DMBC Highways Development Control – have responded to say they have no objections given that there is sufficient onsite parking and given that the road isn't classified vehicles can reverse out on to the lane.

8.8 DMBC Area Manager – has commented – neither to object or support – to note that there may be concerns regarding an increase in the number of vehicles here and also that the proposal may have an impact on the horses stabled close to the site.

8.9 Yorkshire Water – no response, no observations.

8.10 Severn Trent – no response.

8.11 National Grid – no response.

9.0 Assessment

9.1 The proposal seeks permission for the erection of a detached bungalow with integral garage. It is being considered on the basis of the amended plans dated 15.2.22. In considering the proposal the main material planning considerations are outlined below:

- The acceptability of residential development
- The impact on the character of the area including any impact on the nearby conservation area.
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the ecology of the site
- Flooding and Drainage issues

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
- No

Appropriateness of the proposal

9.3 The site is identified within the Local Plan as Countryside Policy Area thus if permitted this proposal would be a departure from the development plan. However the site does relate well to the built settlement and form of Old Cantley and on this basis there is not an objection to the proposal in principle from the Local Plans team provided suitable emphasis is placed on achieving a good standard of design that will ensure the proper integration of the development into the village. The site is in no way isolated and given the fact that on all sides it is surrounded by development; the residential curtilage to the north and west of the site; Beech Tree Farm to the south (the dwelling of which is located on land designated as Residential Policy Area) and to the east the brownfield site currently utilised as a carpark. It is not felt therefore that granting this proposal would encourage further development of the countryside given that this is an underdeveloped site surrounded on all sides by land that has already been developed with the boundary of the carpark forming a defensible settlement boundary.

Sustainability

9.4 The 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

9.5 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a

positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.6 Policy 44a) of the Local Plan states that Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens) or be over-bearing.
- 9.7 Paragraph 130f) of the NPPF states that planning policies and decisions should ensure that developments are approved that have a high standard of amenity for existing and future users.
- 9.8 In the absence, at this transitional time, of a more detailed document that sits under the Local Plan, the Development Guidance and Requirements SPD sets out in greater detail the standards by which new development should be assessed including such details as separation distances and garden size. It can be treated as a material consideration in decision making but with only limited weight.
- 9.9 Policy 45 of the Local Plan states that all new housing development should meet the Nationally Described Space Standard as a minimum.
- 9.10 Concerns regarding both overshadowing and privacy had been raised in respect of the original proposal. Having advertised the amended plans concerns remain with regards to the fact that the proposal is considered to be detrimental to privacy both in relation to the property Moorwood and also Beech Tree Farm.
- 9.11 Both the siting, scale and design of this proposal have been amended given the concerns the application raised in respect of amenity. The initial submission included development down the entire length of the neighbours boundary at 2 storey level. Given that this was considered to be overly dominant and detrimental to the light enjoyed by the property Moorwood amendments to the application were requested. The proposal has now been handed (thus altering the position of the access) and the first floor element has been removed above the lounge.
- 9.12 These alterations result in a development proposal that is less dominant in respect of the neighbour (Moorwood) and thus in its altered form the impact in terms of overshadowing is considered acceptable. Whilst in respect of the bedroom (at Moorwood) that this closest to the development proposal there is an infringement into the 45 degree exclusion zone however given the fact that the proposal is set in by between 1.35m and 1.9m off the boundary, this aspect of the scheme has been reduced to single storey and a 2m wall divides the application site from its neighbour this is considered acceptable in terms of the anticipated impact on light. In terms of Beech Tree Farm it is considered that given the application site lies to the north of this property and the development is located away from the rear boundary then in terms of the impact on light this is considered acceptable.
- 9.13 In respect of the amended plans there remain concerns that the proposal will be detrimental to the privacy of those residing at Moorwood and at Beech Tree Farm. The proposal has accommodation at first floor level however all of the glazing is in the form of roof lights installed with sills at a height of 1.7m above the finished floor level (with the exception of those that overlook the fields) thus on account of this

height reducing any overlooking of Moorwood significantly. Likewise in respect of the roof light serving the bathroom – the proposed sill height is again 1.7m and therefore it is not considered that this will be detrimental to the privacy of the occupier of Beech Tree Farm as it will not be possible to look out of these windows and down into the gardens /properties of the adjoining neighbours. The remaining window and door openings are otherwise at ground floor level and will therefore be screened effectively by boundary treatments.

- 9.14 To meet the requirements of policy 45 of the Local Plan proposals are to meet or exceed National Space Standards in terms of the minimum gross internal floor area which as a 2 bedroomed dwelling this proposal easily does with a minimum internal floor area of approximately 184m² (79m² is the minimum based on National Space Standards). The proposed bedrooms are sufficiently large enough and storage has been incorporated into the design of the proposal. As such the scheme is considered to provide a good standard of accommodation and be compliant with this policy. The proposal also has in excess of 100m² private amenity space which significantly exceeds the standard of the Development Guidance and requirements SPD to which we can still attribute limited weight.

Conclusion on Social Impacts.

- 9.15 The proposal as amended is considered to have dealt with the original issues relating to overshadowing and privacy and is respectful of residential amenity. The scheme also achieves a good standard of design for existing and further occupiers of the development. The proposal is therefore considered to be compliant with policies 44a) and 45 of the Local Plan, with paragraph 130f of the NPPF as well as with the guidance set out in the Development Guidance and Requirements SPD. This carries substantial weight in favour of the development.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 9.16 Policy 41a) 3. and 4. of the Local Plan states that development proposals will be supported where they respond positively to their context, setting and existing site features, respecting and enhancing the character of the locality; and where they integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street and plot scale.
- 9.17 Policy 37 in respect of development in conservation areas states in part B) that proposals should not detract from the heritage significance of a conservation area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features, or through adverse impact on key views and vistas.
- 9.18 The conservation officer has been consulted and has no concerns in respect of the impact of the proposed development on the character of the Conservation Area. As stated earlier in this report the boundary of the Conservation Area has been drawn to exclude the 2 dwellings immediately next to this site as they are not considered to contribute to the character of the Conservation Area. Given that the proposal follows the built form on the lane and the boundary treatment is in keeping with the green character and is not considered to result in harm to the Conservation Area. The conservation officer has gone on to state that the application should be

considered on its other merits and that there is no requirement for specific conditions relating to conservation.

- 9.19 In more general terms the site is located directly opposite land that is designated as Residential Policy Area and is therefore domestic in its character. The design of the proposal is not dissimilar to the dwellings it would be located immediately next door to and in this sense the scheme integrates effectively with the character of the area which in this case is considered to be more relevant than the achievement of a particularly distinctive design standard which has been noted in the response from Housing Policy. Likewise the development proposal is of a similar density to that which is existing and the retention of the mixed hedge to the boundary of the site helps to soften the appearance of the scheme. The application includes details of the proposed materials which are not dissimilar to those used in other dwellings in the immediate vicinity: the combination of 'Gloria Silver' stone cladding, pearl white K Rend and Sandtoft Calderdale light grey tiles will work well together in addition to being in keeping with the local area. Therefore, both visually and functionally the scheme is considered to respect the established character of the area and thus meet the requirements of policy 41. This carries substantial weight in favour of the development.

Highways/Access

- 9.20 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 9.21 Policy 13 of the Local Plan reiterates this and goes on to set out appropriate levels of parking provision in Appendix 6.
- 9.22 Representations have been received relating to the potential for this development to have a detrimental impact on the area in terms of increased vehicle movements, in terms of parking, in terms of highway safety (given the walkers, horses etc. using the lane) and in addition to this the point has been raised relating the access for the emergency services.
- 9.23 Highways development control have been consulted on this proposal and they have no objections: whilst there is no room to turn within the site this is not a requirement for joining an unclassified rural road; this is also in line with the movements carried out by other residents on the street. Though the garage is 0.5m too short to be counted as a parking space the area to the front of the proposed dwelling is capable of parking 2 cars within it thus meeting with the expected standard of appendix 6 of the Local Plan. The plans have been checked and both vehicles will be able to effectively manoeuvre when the other is parked next to it.
- 9.24 In addition to this the number of potential additional vehicle movements is considered to be minimal in respect of the addition of one dwelling and therefore it is not considered that the proposal could reasonably be refused on this basis.
- 9.25 Details of the extent of the road adoption have been clarified with Highways DC given that comments have been made in respect of access for the emergency services. The road the access is to be created off is adopted; this application is adding a single dwelling to this road. Unlike in the case of a private drive there is not the requirement to provide a turning head for a fire appliance and therefore there is no reason to object to this proposal in respect of fire safety.

- 9.26 Having considered the details of the scheme it is not considered that the proposal would be detrimental to highway safety: reversing onto an unclassified rural road is an acceptable practice; the plans provided note that the hedge is to be suitably trimmed to ensure visibility for vehicles pulling out of the site; there is adequate parking provision and this has been shown to work effectively within this constraints of the site. The point has been raised regarding disruption during the construction period; this has been discussed with Highways DC and given this proposal is for one dwelling it is considered that insisting on a Construction Traffic Management Plan would be excessive much as it is acknowledged that developing a site can be disruptive particularly in the first instance.
- 9.27 The proposal is therefore considered compliant with the above mentioned policies and this weighs considerably in favour of the application. Conditions are to be included to ensure the parking is retained as such and the suitable arrangements are put in place for creating the access.

Flooding and Drainage

- 9.28 Policy 56 of the Local Plan states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.
- 9.29 The application site is located in flood zone 1 and is therefore at low risk of flooding.
- 9.30 The applicant has submitted a drainage plan (CRB 4) to clarify the details of this proposal in advance. These details have been checked by the drainage team and have been found to provide sufficient information to avoid the need for a pre-commencement drainage condition. Therefore matters relating both to foul and surface water have been adequately addressed.
- 9.31 The proposal makes use of a resin- based close bound porous paving which is advantageous to the scheme in terms of ensuring rain water can continue to drain effectively from the site as opposed to draining into the road or affecting other properties.
- 9.32 On the basis of the above the drainage impacts of the development have been dealt with and the proposal is considered to comply with policy 56. This weighs considerably in favour of the proposal.

Ecology and Wildlife

- 9.33 Policy 29 of the Local Plan states that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks by a) being of an appropriate size, scale and type in relation to their location within and impact on the ecological network.
- 9.34 In support of this application a report dated 24th March, 2021 has been provided by MRB Ecology and Environment which identifies the constraints of the site from an ecological perspective. Having consulted with our ecologist planner it has been concluded that the ecological constraints of the site are not significant and that suitable enhancements should be made to the site by way of a soft landscaping scheme as well as providing some opportunities for nesting/roosting birds and bats.

These should be incorporated into the layout of the scheme and as such a condition is to be included relating to the requirement to provide an ecological enhancement plan within one month of the commencement of the development.

- 9.35 Providing this plan will ensure that the proposal will deliver a net gain for biodiversity, taking into consideration the current value of the site as well as the nature and the scale of the development proposal. The development is therefore compliant with policy 29 and this weighs significantly in favour of the application.

Pollution issues

- 9.36 Policy 55 of the Local Plan states that Development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate Preliminary Risk Assessment. Proposals will be required to mitigate contamination or land stability by:

A) demonstrating there is no significant harm, or risk of significant harm, to human health, or land, natural environment, pollution of soil or any watercourse or ground water;

B) ensuring necessary remedial action is undertaken to safeguard users or occupiers of the site or neighbouring land and protect the environment and any buildings or services from contamination during development and in the future;

C) demonstrating that adverse ground conditions have been properly identified and safely treated; and

D) clearly demonstrating to the satisfaction of the Local Planning Authority, that the land is suitable for its proposed use.

- 9.37 The issue of potentially contaminated land may be dealt with in 2 ways as part of the planning process: prior to determination with the submission of a contaminated land risk assessment (YALPAG) or post determination by the submission in the first instance of a phase 1 desktop study to include a full site history, details of a site walkover as well as an initial risk assessment. In this instance assurance with regards to the potential risk to human health is to be gained from a phase 1 desk top study. This is to be included as a pre-commencement condition to which the applicant has agreed.

- 9.38 On this basis the issue of potential contamination has been addressed given that development on site cannot legally progress without this condition being formally discharged. The proposal will be compliant therefore with policy 55 which weighs significantly in favour of the application.

Conclusion on Environmental Issues

- 9.39 Para. 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.

- 9.40 In conclusion of the environmental issues, it is considered that this proposal, with the addition of the above mentioned conditions, adequately fulfils this requirement. This weighs considerably in favour of the application.

ECONOMIC SUSTAINABILITY

- 9.41 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. Whilst there may be some additional uplift for business within Old Cantley as a result of additional customers, the businesses are very few and this uplift, if any, is unknown and cannot be quantified at this time and so is afforded limited weight.

Conclusion on Economy Issues

- 9.42 Para 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.
- 9.43 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the Borough and for that reason weighs in favour of the development.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 10 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified that both socially and environmentally the application weighs in positive favour, while no adverse economic harm, that would significantly or demonstrably outweigh the benefits outlined, has been 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 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions / Reasons

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

REASON

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

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

Proposed location/site plan CRB 1 Amended 15.2.22
Proposed site plan (and parking layout) CRB 3 Amended 15.2.22
Proposed plans CRB 5 Amended 15.2.22
Proposed street scene CRB 6 Amended 15.2.22
Section drawing – visibility splays /separation distances CRB 7 Amended 15.2.22
Proposed drainage layout CRB 4 Amended 15.2.22

REASON

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

03. Within one month of the commencement of development, an Ecological Enhancement Plan shall be submitted to the Local Planning Authority for approval in writing. This plan shall be based on the recommendations in the Ecological Constraints Assessment (MRB Ecology 21st March 2021), all measures shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the Local Planning Authority:

REASON

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

04. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.
- a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.
- b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.
- c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as

contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

05. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

06. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

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. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site.

09. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the Local Planning Authority.

REASON

To avoid damage to the verge.

INFORMATIVES

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

02. INFORMATIVE
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

03. INFORMATIVE
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>

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

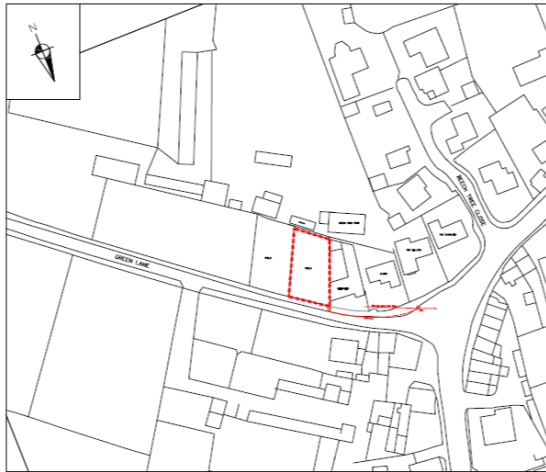
In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The property has been handed and the first floor element partially removed.
- The position of the access has been altered to accommodate this change.

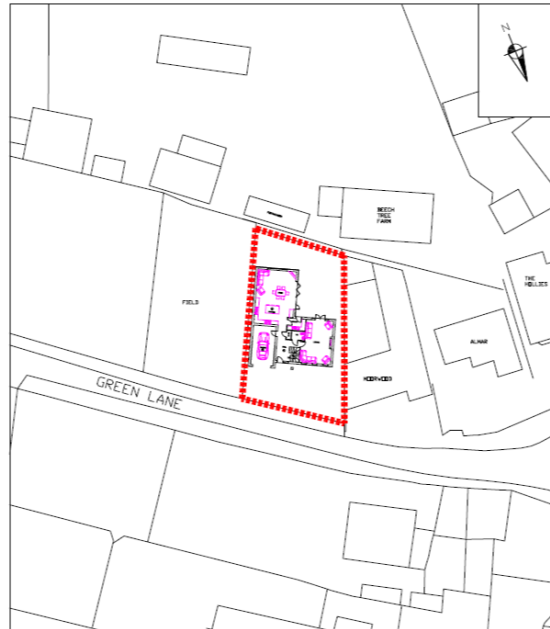
- Additional plans have been provided up front to avoid the need for a drainage condition.
- An ecological report has been provided.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence

Appendix 1: Location Plan



LOCATION PLAN SCALE 1=1250



BLOCK PLAN SCALE 1=500

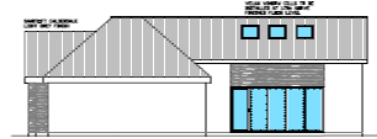
Appendix 2: Site Plan



Appendix 3: Proposed plans



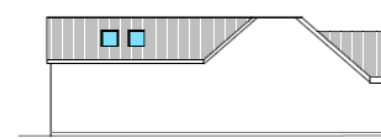
PROPOSED FRONT ELEVATION



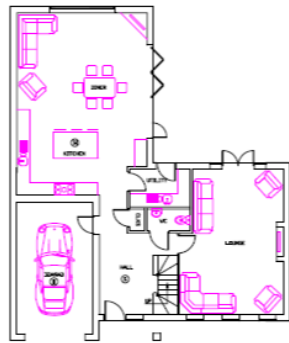
PROPOSED SIDE ELEVATION



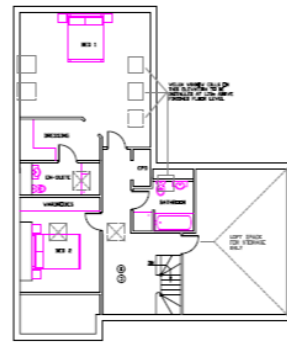
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

- ① BRICK VENEER, MAIN VIEWS
- ② CARVED LOGGERS BETWEEN MAIN VIEWS
- HALF HOUR FIRE RISK WITH SELF-CLOSING
- ③ RAISED GRANITE NEW DETENTION

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Project
PROPOSED ERECTION OF A DETACHED BUNGALOW WITH INTEGRAL GARAGE AT LAND ON EAST SIDE OF GREEN LANE, OLD CANTLEY, DONCASTER, DN3 3JW.

PROPOSED ELEVATIONS AND FLOOR LAYOUTS

Drawing No	Date	Revised
CRB 5	21.12.20	15.02.22
Scale	Drawn	Client
1:100	JG	Mr & Mrs RILEY

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