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Application Number:	21/03121/OUT
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Application Type:	OUTLINE
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Proposal Description:	Outline application for the erection of 1 detached two storey dwelling house with integral double garage on 0.1 ha of land (approval of access, layout and scale) - Resubmission of 21/00595/OUT (AMENDED PLANS)
At:	1 Scawthorpe Cottages The Sycamores Scawthorpe Doncaster DN5 7UN

For:	Mr TE & R Morrell
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Third Party Reps:	31 Letters of objection from 11 properties.	Parish:	
		Ward:	Roman Ridge

Author of Report:	Nicola Howarth
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SUMMARY

The proposal is for outline planning permission to erect one detached two storey dwelling with integral double garage located on land allocated within Residential Policy Area and lying within an existing housing estate in the village of Scawthorpe.

The application is for approval of access, layout and scale. Details of landscaping and appearance are reserved matters.

The application is being presented to Committee due to the significant public interest shown in the application. The objections raised include increase in traffic and parking problems, impact on the street scene, over development, and ownership/easement dispute of the proposed access /parking area.

The site lies within a Residential Policy Area, therefore policies 10, 13, 41 and 44 are applicable. In summary the proposal is acceptable as it does not result in a demonstrable significant detrimental effect on the highway, or harm to surrounding residential amenity, character of the area or the surrounding environment.

RECOMMENDATION: GRANT planning permission subject to conditions.

Proposed access off residential street 'The Sycamores'

Application Site



1.0 Reason for Report

- 1.1 The application is being presented to Members due to the significant public interest shown in the application.

2.0 Proposal and Background

- 2.1 Planning permission is sought in outline for the erection of 1 detached two storey dwelling house with integral double garage on 0.1 ha of land including approval of access, layout and scale. Appearance and landscaping are to be dealt with as later reserved matters. It is a resubmission of 21/00595/OUT which was withdrawn pending the adoption of the new Local Plan.
- 2.2 The layout shows one detached 2 storey dwelling with an attached double garage, front and rear garden amenity space and further off road car parking. The existing hedges sited on the western, eastern and northern boundaries are to be retained.
- 2.3 The layout also includes 8 car parking spaces (2 each) for residents of Scawthorpe Cottages and formalised pedestrian access for the occupants of No.1 Scawthorpe Cottage at the front of the site.

3.0 Site Description

- 3.1 The application site lies within a corner location on the edge of a residential housing estate. The site is at the end and accessed from 'The Sycamores' which is a residential estate road. The land surrounding the site largely consists of residential properties and associated gardens to the south and east, with arable land to the west and north.
- 3.2 The residential area is characterised by low-density, open plan, spacious residential pattern, with detached dwellings set in large plots. The area features similar architectural styles and materials, with the most dominant materials being buff brick and brown concrete pantile. Most roofs are pitched or hipped, and properties are generally 2 storeys, with the exception of Scawthorpe Cottages which are a row of 4 red brick and render 2 storey terrace properties.
- 3.3 The existing site is a rectangular grassed area enclosed by hedges on three sides. It also includes the adjacent property No.1 Scawthorpe Cottage which is within the ownership of the applicant. The front of the site has been used for informal parking and also provides pedestrian and vehicular access to the adjacent cottages.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
21/00595/OUT	Outline application for the erection of 3 No. 3 bedroom town houses on 0.1 ha of land (with matters of appearance and landscaping	Withdrawn

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Residential Policy Area. It lies within Flood Zone 1.

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:

5.4 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.

5.5 Paragraph 69 on delivering homes, advises that that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should, inter alia, support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

5.6 Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.

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

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

5.9 Paragraph 130 states that planning decisions should ensure that developments inter alia will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. They should also create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Local Plan

5.10 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 most relevant in this case:

5.11 Policy 10 relates to Residential Policy Areas and states that residential development will be supported where the development would provide an acceptable level of

residential amenity for both new and existing residents; would protect and enhance the qualities of the existing area; and meets other development plan policies.

- 5.12 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.13 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.14 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.15 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.16 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.17 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster.
- 5.18 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.

Neighbourhood Plan (NP).

- 5.19 No neighbourhood plan is relevant to this application.

5.20 Other material planning considerations and guidance

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SPD) (2015)
- Residential Backland and Infill Development (SPD) (2010)
- 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 council website and neighbour notification.

6.2 Following this publicity, a total of 31 letters of objection were received from 11 properties. A summary of the material planning issues raised is set out below:

- Flooding concerns;
- Insufficient parking;
- Blocking of views across the site;
- Overdevelopment;
- Tandem parking spaces are unacceptable and would cause problems for all neighbours;
- No regard has been given to the surrounding environment and local resident's quality of life.
- Concerns regarding the right of access to the original cottages and right of way across the footpath to the new development

Non material issues raised included the following:

- Land ownership and easement concerns.
- Devaluation of property.
- Tandem parking situation is not a desirable selling point

7.0 Town/Parish Council

7.1 N/A

8.0 Relevant Consultations

8.1 Yorkshire Water – Advised conditions.

8.2 DMBC Ecology – Advised that the preliminary ecological appraisal was a good report of a survey carried out by a competent and experienced ecologist and DMBC accepted the findings of the surveys which used current best practice methods.

The only constraint identified by the appraisal was the hedge that forms a boundary on 2 and a half sides. The hedgerow is a habitat of principle importance but it is not a historic feature and is not especially species diverse but should be retained. There is no requirement for a biodiversity net gain assessment due to the small size of the site.

No objections on ecological grounds and recommend planning conditions.

8.3 DMBC Pollution Control - No objections subject to conditions

8.4 DMBC Drainage - No objections subject to conditions.

8.5 DMBC Highways – Requested amendments to the layout to provide for the necessary car parking and pedestrian access. Following amendments, no objections subject to conditions.

8.6 DMBC Waste and Recycling - No objections but request that some consideration is given by the developer as to the placement of bins for collection from the cottages and the new home.

9.0 Assessment

9.1 The proposal seeks permission in outline for the erection of 1 detached two storey dwelling house with integral double garage on 0.1 ha of land (approval of access, layout and scale) - Resubmission of 21/00595/OUT. In considering the proposal the main material planning considerations are outlined below:

- The acceptability of residential development
- The impact on residential amenity;
- The impact on the character of the area;
- The impact on the highway network and highways standards;
- The impact on the ecology of the site.
- The impact on land drainage/flooding.

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 located in a Residential Policy Area, where the development of new dwellings is supported in principle in line with policy 10 of the Local Plan. The proposal is required to demonstrate that its scale, layout, and access would not be harmful to the character of the area, and that the development would provide for an acceptable level of residential amenity for both new and existing residents. These matters are assessed below. In principle, the erection of a dwelling is acceptable.

9.4 There is also a statutory duty to approve development proposals that accord with the development plan, unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole, or where specific policies in the NPPF indicate development should be restricted.

9.5 The NPPF further states that housing applications should be considered in the context of the presumption in favour of sustainable development. It states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities plan for a mix housing based on current and future demographic trends and the needs of different groups in the community. It is considered that the proposal would, if granted, add to the housing mix in the local area.

- 9.6 It should be noted that there are no objections raised by DMBC Ecologist, Highways Engineer, Land Drainage Officer and Pollution Control Officer or any statutory consultees.

Sustainability

- 9.7 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
- 9.8 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. These material considerations are assessed below:

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.9 Policy 10 and Policy 44 of the Local Plan require developments to ensure a good standard of amenity for existing and future residents. Policy 44 advises 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), be over-bearing, or result in an unacceptable loss of garden space.
- 9.10 The proposed dwelling is of medium/large scale (155 sqm) and set in a spacious plot (500 sqm) with off road car parking and manoeuvring for approx. 3/4 cars. The rear private garden area is in excess of 170 sqm. As such, it would provide a high quality living environment for its occupants, with plenty of amenity space. The garden space of No.1 Scawthorpe Cottage would still be maintained.
- 9.11 The dwelling would only share one residential boundary with No 1 Scawthorpe Cottage and part boundary with the rear of No.2 Charter Drive. The other boundaries are onto open countryside and the estate road. Therefore separation distances are easily achieved and there will be direct overlooking.
- 9.12 Some residents have expressed repeated concern about the level of car parking and the impacts upon neighbouring residents and also the design of the tandem car parking provided for the Cottages No 2, 3 and 3. However, DMBC Highways have raised no concerns with the level of dedicated car parking provision and the tandem spaces. The proposals has been amended in consultation with Highways to ensure that the car parking spaces are designed to acceptable standards set out in the South Yorkshire Residential Design Guide. There is also a formalised pedestrian access to No 1 Scawthorpe Cottage. The other cottages have pedestrian access retained.
- 9.13 The submitted layout would be similar to that of other detached properties on the residential estate and would not be overly dense in comparison to the surrounding area. The position of the dwelling allows for sufficient spacing between the site and neighbouring properties. The development provides more than sufficient size of outdoor garden space for the future residents and the internal space standards will be assessed against Policy 45 at reserved matters stage. There is space for a bin store within the curtilage of the site to accommodate the dwelling and this is

conditioned as part of the reserved matters. In respect of a larger bin store to accommodate the bins of the neighbouring cottages this would at the expense of the car parking provision and would visually dominate the site frontage and is not considered necessary.

- 9.14 The access would be directly off an estate road and access to the Cottages would be maintained together with provision for formal car parking for the Cottages. The dwelling and car parking would be off road and would not impact on the amenity of neighbours. The rear and top boundary of the site abuts countryside and the existing hedge boundaries are maintained.
- 9.15 Based on the proposed site plan, it is not considered that neighbouring residential amenity will be demonstrably harmfully impacted.

9.16 Conclusion on Social Impacts.

- 9.17 It is not considered that the proposed development would adversely affect future or existing residential amenity. The development would provide one new dwelling within the village adding to the vibrancy of the community. The positive social impacts weigh in favour of the application carrying substantial weight.

9.18 ENVIRONMENTAL SUSTAINABILITY

Impact on the character of the surrounding area

- 9.19 Policy 44 and 45 of the Local Plan and the NPPF require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 9.20 The dominant character of the immediate area is that of relatively uniform, spacious low-density residential estate with off road car parking and generous garden amenity space. The dominant dwelling types are two storey detached and the neighbouring Scawthorpe Cottages are large traditional terrace style properties of two storey height with generous front and rear gardens.
- 9.21 As previously described, the layout does not represent an over intensive development of the site and the two storey scale and plot density follows that of the wider residential area. The appearance and landscaping will be dealt with at reserved matters.

Impact on Highways/Access

- 9.22 The Highways Development Control Officer raised no objection with regard to accessing the site from The Sycamores. The layout has been amended following consultation with the Officer and off road car parking is provided for the proposed detached dwelling and formalised car parking is provided for residents of the Cottages which each having dedicated provision for 2 cars. The new dwelling has space for approx. 3/4 cars inclusive of the double garage.
- 9.23 This is compliant with the Local Plan car parking space standards where any dwelling with 2+ bedrooms would need to provide at least 2 dedicated parking spaces. The application site provides sufficient space for this requirement to be met.

- 9.24 The one additional dwelling will undoubtedly increase vehicle comings and goings on the Sycamores, however this would be marginal and not demonstrably harmful or sufficiently excessive to warrant a credible justified refusal of the application.
- 9.25 The strip of land at the front of the site in part provides vehicular and pedestrian access to the neighbouring Cottages. It is known that the residents of the Cottages have also used this area informally to park their cars on. This area will still be used for access and parking although with a more formalised arrangement through built development. It appears from some of the objectors that there is some dispute over right of easement and land ownership. However, ownership/easement rights over land are not material planning considerations nor grounds for refusal of the application and any grant of planning permission would not override the normal rights of a landowner.
- 9.26 Overall the development of one house (together with dedicated off road car parking for the neighbouring Cottages) is not considered to harmfully impact the local highway network. Based on all of the above the proposal is considered to be in accordance with Local Plan Policy 13 and causes no demonstrable harmful impact in terms of highways or access.

Impact on land drainage/flooding

- 9.27 The site is designated as land within Flood Zone 1. Therefore the assessed risk of flooding is low. The Drainage Officer has not raised any concerns and advised the imposition of standard drainage conditions. Yorkshire Water have also advised conditions.

Impact upon Ecology and Wildlife

- 9.28 Policy 29 of the Local Plan requires developments to protect and enhance the natural environment. The Council's Ecologist has reviewed the proposed development and confirms that there are no habitats or protected species at the application site. The site is too small for a biodiversity net gain assessment but some enhancements that contribute to ecological networks should be provided. The reserved matters application should therefore include an ecological enhancement plan as per the proposed condition.

9.29 Conclusion on Environmental Issues

- 9.30 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.
- 9.31 In conclusion of the environmental issues, it is considered Para. 8 c) 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.

9.32 The proposed dwelling would have an acceptable visual impact, being two storey. The proposal will not harmfully impact the local highway network or create any highway safety or parking issues, and hedgerow on the site are to be retained. The site has no significant ecological constraints, and enhancements can be delivered through condition. Other matters such as drainage and contamination are dealt with through planning condition. Overall, the proposal is considered to be in accordance with policies 10, 29, 41 and 44 of the Local Plan; and the NPPF. In conclusion of the environmental issues, it is considered the development carries substantial weight.

9.33 ECONOMIC SUSTAINABILITY

9.34 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.

9.35 Conclusion on Economy Issues

9.36 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.

9.37 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 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site where the principle of residential development is acceptable and this weighs considerably in favour of the application.

10.2 The proposal as amended maintains the high standard of residential amenity in respect of layout, is an appropriate scale, with access and parking arrangements that comply with highway standards. The proposal would result in a new additional detached dwelling and provision for shared dedicated parking, appropriately located within the settlement boundary and would not result in demonstrable harm to neighbouring amenity, local character, highway safety, protected trees or wildlife and this weighs significantly in favour of the application.

10.3 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

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 whichever is the later of the following dates:- i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.

REASON

Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990. 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:

02. In the case of the reserved matters, an application for approval must be made not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.

03. Approval of the details of the appearance and landscaping of the site (hereinafter referred to as reserved matters) shall be obtained from the local planning authority before the commencement of any works.

REASON

To enable the local planning authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

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. 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 pursuant to the National Planning Policy Framework.

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

06. 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 and pursuant to guidance set out in the National Planning Policy Framework.

07. 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 and pursuant to guidance set out in the National Planning Policy Framework.

08. On submission of reserved matters 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. Photographic evidence of the implemented measures must be submitted to the local planning authority prior to the first occupation of the site.

MEASURES

- Two integrated bat boxes of the Ibstock Bat Brick type or similar shall be built into built structures on a west or south facing orientation above 4m from the ground and away from external artificial lighting.

- one sparrow nest box shall be integrated or surface mounted onto dwellings at eaves level on an east or west orientation.

REASON

To ensure the ecological interests of the site are maintained in accordance with the NPPF and Local Plan Policy 29.

09. 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.

10. Notwithstanding the hereby approved site plan a bin store shall be provided on site and details of which be submitted to and approved in writing by the LPA prior to occupation of the site. The development shall be carried out in complete accordance with the approved details.

REASON

To ensure that there is satisfactory provision of facilities for the storage of refuse.

11. The vehicle turning space as shown on the approved plans shall be completed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

12. 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.

INFORMATIVES

01. DRAINAGE INFORMATIVE

In order to discharge the drainage condition (4), the applicant is advised that they would be expected to submit information including but not limited to the following:

1. Surface water drainage plans should include the following:
 - Rainwater pipes, gullies and drainage channels including cover levels.
 - Inspection chambers, manholes and silt traps including cover and invert levels.
 - Pipe sizes, pipe materials, gradients and flow directions.
 - Soakaways, including size and material.
 - Typical inspection chamber / soakaway / silt trap and SW attenuation details.
 - Site ground levels and finished floor levels.
2. If infiltration systems are to be used for surface water disposal, the following information must be provided:
 - Ground percolation tests to BRE-digest 365 must be performed with a minimum of 3 tests per trial hole, with trial hole location plan submitted and where possible photographic evidence of tests.
 - Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
 - Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003
 - Volume design calculations to 1-in 30-year rainfall + climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.
 - Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance and a maintenance plan should be provided). Soakaways should not be used within 5m of buildings or the highway or any other structure (building regulations). Best practice is to provide 2.5m from the soakaway structure to the site boundary where possible.
 - Construction details must be submitted including dimensions and material.
 - Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

3. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable)

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 layout in respect of car parking and access requirements.

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



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Appendix 2: Site Plan



