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Application Number:	22/00034/3FUL
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Application Type:	FULL PLANNING PERMISSION
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Proposal Description:	Change of use from Use Class C3 dwellinghouse to Use Class C2 Small Children's Homes including two storey side extension, internal alterations and extension to dropped kerb.
At:	25 Cambourne Close Adwick Le Street Doncaster DN6 7DB

For:	Doncaster's Children's Trust
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Third Party Reps:	19 representations have been received from members of the public, of which 17 are objections	Parish:	No Parish Council
		Ward:	Adwick Le Street & Carcroft

Author of Report:	Jessica Duffield
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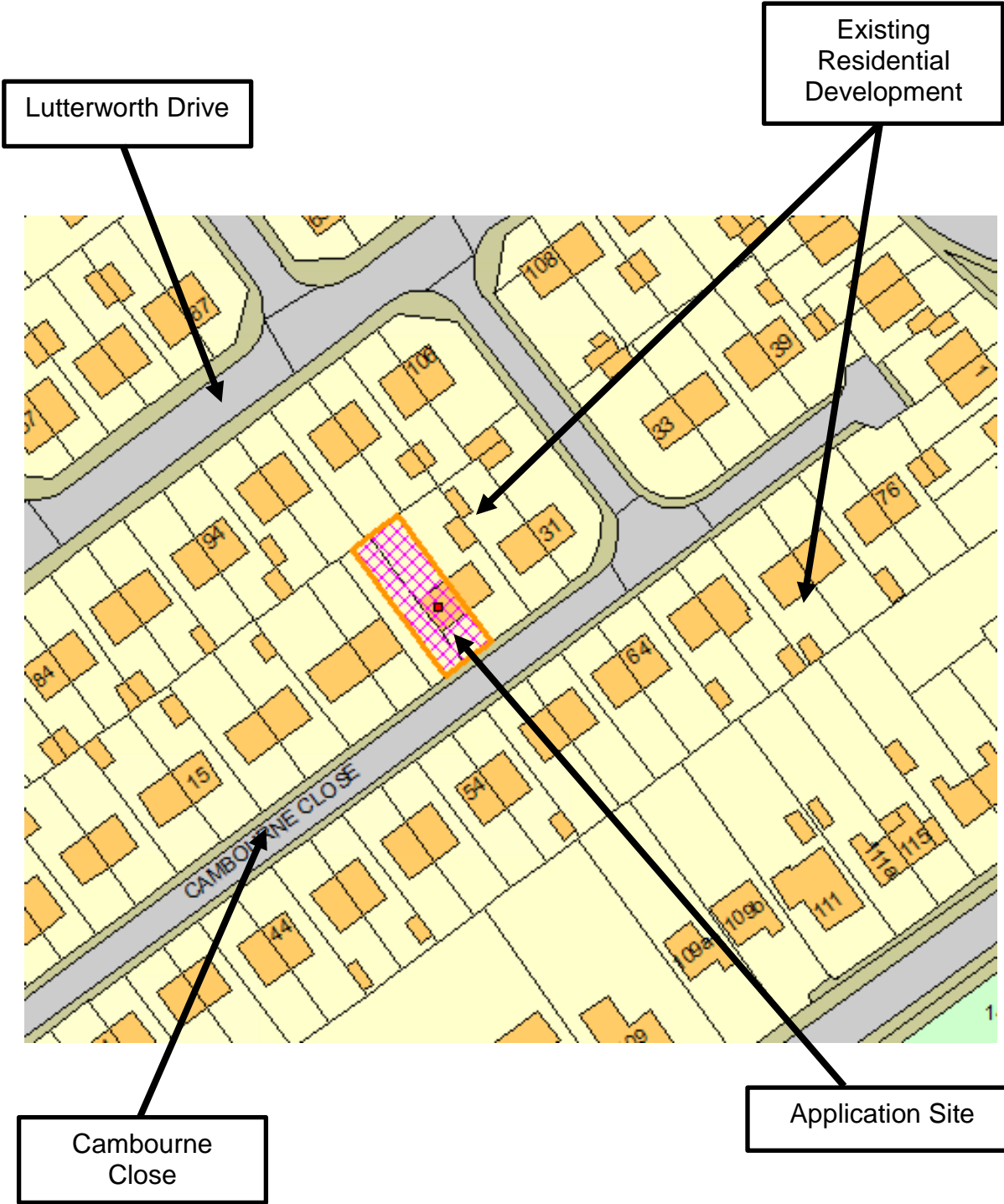
SUMMARY

This application is seeking full planning permission for the change of use of an existing semi-detached dwelling to be used as a small children's home for 2 resident children (Use Class C2). The proposal also includes the erection of a two storey side extension to provide additional space as well as alterations to the frontage to provide 2 off-street parking spaces.

The existing property is a 3 bedroom semi-detached property. The property will facilitate a maximum of 2 children whom will be based at the property on a permanent basis with staff/carers working various shift patterns across a 24 hour period.

This application has received a high volume of public interest and as such is being presented to Planning Committee.

RECOMMENDATION: GRANT full planning permission subject to conditions.



1.0 Reason for Report

- 1.1 The application is being presented to Members due to the volume of public interest and the application applicant being a Council department.

2.0 Proposal and Background

- 2.1 Planning permission is sought for full planning permission in relation to the change of use of an existing residential dwelling to be used as a small children's home (Use Class C2).
- 2.2 The proposal also includes the erection of a two storey side extension and alterations to the frontage including increasing the width of the dropped kerb to provide additional parking to the front.
- 2.3 The proposed development looks to utilise an existing residential property to facilitate a small children's home. The property will accommodate a maximum of 2 resident children which are typically aged between 9-17 years of age, who will attend school for at least 25 hours a week, with the aim to being there full-time. The proposed operation includes providing 1-1 personal care for children who are unable to reside with their family. The children who live at the property would have a typical family routine, with a 1-1 carer.
- 2.4 The children's home will provide personal care only. No additional facilities are proposed as part of the change of use, other than those which are found in a typical family home. The aim is that the proposed children's home will provide accommodation which replicates a family environment and 'normal' day to day living.
- 2.5 There would always be at least 2 members of staff at the property, though no members of staff will reside at the property on a permanent basis. The staff will work on a shift/rota pattern, with shifts varying between 8-9 hours in length. This means that over a 24 hour period there would typically be 3 handovers between shifts, which accumulates up to 6 carers working at the property each day. Additional ad-hoc visits from the manager and other specialist carers may occur during the day, between 9am- 5pm.
- 2.6 During the night shift at least 2 careers will stay at the property overnight, typically working a 10pm – 7am shift. 1 member of staff will sleep in one of the bedrooms while the other works through the night.
- 2.7 The staff will primarily travel by car and will park on the two dedicated off-street parking spaces associated with the dwelling. However, use of public transport such as bus or taxis is encouraged.
- 2.8 Two of the bedrooms will be for the resident children only. The third bedroom will be used as a staff bedroom. The property has a bathroom and separate W/C. On the ground floor the property provides a living room and dining/kitchen.
- 2.9 Whilst the children are at school, staff will undertake the usual household duties such as cooking/cleaning as well as the relevant paperwork to ensure regulations are met. The redecoration of the home will be done by professional decorators, whilst the upkeep of the gardens and minor jobs in the homes will be undertaken

through a service level agreement, the same as the other existing children's homes in the borough.

3.0 Site Description

- 3.1 The property itself is a 1970s style semi-detached property finished in stone with render detailing on the front elevation. The property has an open front garden with paved driveway running down the side and a private garden to the rear.
- 3.2 The street has a fairly uniform character with similar style semi-detached properties on the application side of the street, and a mixture of the same style and dormer style on the opposite side. All the properties are primarily brick with either render, cladding or stone features and have a mixture of open frontages; dwarf walls or hedging.
- 3.3 The application dwelling is a slightly lower level than the adjacent property at No. 23, with a brick retaining wall defining the boundary between the two driveways. The adjacent property has an attached garage to the side.
- 3.4 The site is located in an established residential area, with residential properties surrounding the site in all directions.
- 3.5 The application site falls within Flood Zone 1 and is at low risk of flooding.

4.0 Relevant Planning History

- 4.1 No relevant planning history.

5.0 Site Allocation

- 5.1 The site is identified within the Local Plan as Residential Policy Area.

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 55 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.5 The NPPF does not directly make reference to care facilities. However, Paragraph 93 states that planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

5.6 Paragraph 119 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses while safeguarding and ensuring safe and healthy living conditions.

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 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.

5.10 Policy 10 states within residential policy areas the establishment or extension of non-residential uses of appropriate scale will be permitted provided the use would not cause an unacceptable loss of residential amenity through for example excessive traffic, noise, fumes, smells or unsightliness.

5.11 Policy 7 refers to the delivery of a mix of housing types and tenures.

5.12 Policy 41 refers to proposals responding positively to their context, setting and existing site features as well enhancing the character of the locality. Proposals should integrate visually and functionally with the immediate area at a settlement, neighbourhood, street and plot scale.

5.13 Policy 42 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 design standards.

5.14 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.

5.15 Policy 13 relates to sustainable transport within new developments. Part A.4 relates the appropriate levels of parking provision, while 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.

5.16 There are no specific Local Plan policies which reference care facilities or specialist need accommodation.

5.17 Neighbourhood Plan (NP).

5.18 No neighbourhood plan is relevant to this application.

5.19 Other material planning considerations and guidance

5.20 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The SPDs refer to superseded development plan policies, and some provide guidance which is not in accordance with the new Local Plan. The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.

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; neighbour notification and site notices.

6.2 The application has been advertised on two occasions. The first round of publicity was undertaken upon validation. The second round of publicity was carried out following the public consultation event which was organised by the applicant. A total of 19 neighbour representations have been received. A summary of the material planning issues raised is set out below:

- Impact upon traffic;
- Proposal will increase noise disturbance;
- Anti-social behaviour;
- Lack of public consultation;
- Lack of detailed information;
- Impact upon existing residential amenity;
- Impact upon character of dwellinghouse;
- Street parking already an issue;
- Extension of dropped kerb will reduce amount of on-street parking available;
- Increased coming and goings;
- Concerns regarding consultation response from South Yorkshire Police Liaison Officer;
- Impact upon safety and security of neighbouring properties;
- Alterations would impact character of area;
- Public consultation event held at short notice;

6.3 The non-material issues raised within the neighbour representations included the following:

- Impact upon property values;
- Impact on neighbours from disturbance caused by construction;
- DMBC savings will be at the expense of neighbours.

7.0 Town/Parish Council

7.1 Not applicable.

8.0 Relevant Consultations

8.1 National Grid – No response

8.2 Yorkshire Water – No response

8.3 DMBC Highways Development Control – Requested updated plans as length of driveway was not sufficient. Revised plans have been received which address the initial issues. No objection subject to condition proposed and informative.

8.4 South Yorkshire Police Liaison Officer – No objection subject to informative regarding security conditions.

8.5 Children's Trust – No concerns, there is a need for the proposed provision.

8.6 Children's Homes Planning Consultation/Children's Commissioning - The proposed provision is part of the Future Placement Strategy and has been identified as a means to address specific needs in Doncaster. We support the application as there is a need for this accommodation. Concerns from residents appear to refer to the property being used as a '*young offender's institution*' which is not correct. The proposal will enable Doncaster Children's Services Trust (DCST) to keep two vulnerable children within the borough by expanding their capability to house them.

8.7 Children's Planning Consultation- Covered above.

8.8 Internal Drainage- No response.

9.0 Assessment

9.1 The proposal seeks full planning permission for the change of use of a residential dwellinghouse (Use Class C3) to a small children's home which falls within Use Class C2. The proposal also includes a two-storey side extension to the existing property and alterations to the front garden/parking arrangements. In considering the proposal the main material planning considerations are outlined below:

- The Acceptability/Appropriateness of Proposed Use;
- Impact on Residential Amenity- Change of Use
- Impact on Residential Amenity- Proposed Extension
- Impact upon the Character and Appearance of the Surrounding Area
- Impact on the Highway Network and Highways Standards

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

The Acceptability/Appropriateness of Proposed Use

- 9.3 The application site falls within the residential policy area as defined in the adopted Local Plan (2021). Policy 10 relates to the residential policy area and states that new residential development will be supported in these areas provided that:
- The development would provide an acceptable level of residential amenity for both new and existing residents;
 - The development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood;
 - The development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.
- 9.4 Policy 10 follows on to state that within residential policy areas the establishment or extension of non-residential uses of appropriate scale will be permitted provided the use would not cause acceptable loss of residential amenity through for example excessive traffic, noise, fumes, smells or unsightliness.
- 9.5 Whilst the proposed use falls within a different use class to a family dwellinghouse, its day-to-day running will be similar. The property will be occupied by 2 permanent children, with staff rotating on a shift basis to care for the children. This movement of staff is the main consideration which makes the proposal materially different from a typical C3 dwelling.
- 9.6 Based on the policy allocation the proposed development is acceptable in principle subject to the above criteria which will be assessed below.

Sustainability

- 9.5 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
- 9.6 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states 'so 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

Impact on Residential Amenity- Change of Use

- 9.7 Part A.1 of Policy 10 refers to residential amenity for both new and existing residents. Policy 44 also refers to residential amenity. The proposed development is surrounded by residential development in all directions. The main impact upon

residential amenity will be by virtue of the change of use primarily related to the changes in terms of noise; comings and goings and traffic movements.

- 9.8 The proposed development looks to utilise an existing residential property to facilitate a small children's home. The property will accommodate a maximum of 2 children on a permanent basis, typically aged between 9- 17 years old.
- 9.9 No members of staff will reside at the property on a permanent basis. The carers primarily work on 8-9 hours rolling shift patterns which run through a 24 hour period (i.e. 2 shifts in the day and 1 overnight shift). Typically 2 members of staff will stay over at the property each night, one of which will sleep and one of which will work through the night.
- 9.10 The children who live at the property would have a typical family routine, with a 1-1 carer at all times. There would always be at least 2 members of staff at the property, with additional ad-hoc visits from managers and other careers during the day. The number of residents and maximum number of members of staff would be conditioned to ensure that this figure does not exceed the numbers suggested. This limits the quantity of people at the property at any one time, therefore reducing the likelihood of noise disturbance upon neighbours, and also ensures that unreasonable demands are not made on the existing parking provision. Highways issues are discussed in more detail below.
- 9.11 In summary, the maximum number of individuals working at the property at any one time would be 2 during the night and 3 during the day. In terms of the overall maximum number of people at the property, during the day this would be 5 (for example only on occasions when both the children are off school and the manager/visitor is at the property) and during the night this would be 4.
- 9.12 The existing property is a 3 bedroom semi-detached dwelling, which may typically be occupied by a family of at least 4-5 residents. The planning system cannot control the number of occupiers within residential dwellings. However, as detailed above, the quantity of residents and members of staff at the children's home will be conditioned, in order to ensure that the proposed development does not cause harmful levels of nuisance or coming and goings. Given that the number of residents and staff at the property equals the number of residents in a similar 3 bedroom family setting, there is considered to be no intensification in the use of the site. Therefore, the impact upon existing residential amenity, is not considered to be harmful.
- 9.13 The semi-detached style of the existing property means that a small amount of noise disturbance may impact the adjoining property. However, given that the existing property and the proposed number of residents replicates that of a family dwelling, the intensification of the use is considered to be limited, and as such noise disturbance is not considered to be harmful.
- 9.14 It is recognised that the proposed shift pattern (i.e. 3 shifts per day) would create 3 'hand-over' periods, whereby 2 members of staff leave and 2 arrive. In total this creates 6 movements of staff over a 24 hour period.
- 9.15 The proposed number of movements associated with the proposed use is not considered to be significantly different in comparison to if the property was occupied by a family of 4-5 people. Again the number of comings and goings

cannot be controlled by the local planning authority at a typical C3 dwellinghouse setting.

- 9.16 The application site is considered to be suitable for the proposed use without harmfully impacting adjoining residential amenity. These types of uses are directed to established residential locations so that the resident children can access local amenities and live in a setting surrounded by families. Whilst the proposal does include a turn-over of staff across the 24 hour period, the number of comings and goings is not dissimilar to a normal family setting for a property of this size. Based on the information provided, the proposed change of use is not considered to harmfully impact existing residential amenity.

Impact on Residential Amenity- Proposed Extension

- 9.17 The proposed development includes a two storey side extension, off the west facing elevation. At ground floor level this will provide a larger kitchen area with utility, W/C and bin store. At first floor level the extension will have an additional bedroom which will be used as the staff sleeping room. The two existing bedrooms will be occupied by the resident children and the 3rd smaller room will be converted to an office.
- 9.18 The proposed extension will not impact residential amenity. Due to the level changes the floor level of the application property is at a slightly lower level than the adjacent semi. The proposed extension will be positioned on the boundary, adjacent to the neighbour's attached garage. The neighbouring semi does have a side window at first floor level which may partially be overshadowed by the extension, but given the fact that this serves a landing only and the distance between the two properties, this is considered to be acceptable.
- 9.19 The proposed extension has no side windows. All the windows are to the front and rear directly facing over the application property's gardens. The first floor rear elevation window serves the proposed en-suite and as such no overlooking of neighbouring gardens would be introduced.
- 9.20 The proposed extension would retain a sufficiently sized private garden to the rear providing the resident children with adequate outdoor play space.
- 9.21 Based on the information provided, the proposed extension is not considered to harmfully impact residential amenity.

9.22 Conclusion on Social Impacts.

- 9.23 Para. 8 b) 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.
- 9.24 It is not considered that the proposed development would adversely affect future or existing residential amenity. The development would provide a much needed care facility within the borough which allows the resident children to remain living within the Doncaster borough, without harmfully impacting the amenity of adjoining neighbours. The number of residents/staff and the frequency of comings and

goings is not significantly different from a typical family setting. This weighs in favour of the application carrying substantial weight.

9.25 ENVIRONMENTAL SUSTAINABILITY

Impact upon the Character and Appearance of the Surrounding Area

- 9.26 The proposed change of use would not alter the character of the dwelling with the overall appearance remaining as existing. The only alteration to the property will be the two-storey side extension.
- 9.27 Examples of similar sized/style extensions are located within the street scene, thus the proposal would not be a new introduction to the area. The proposed plans indicate that matching materials will be used to ensure that the extension appears in-keeping with the established materials.
- 9.28 The proposed two storey side extension has been set down at the ridge and set back from the principal elevation to ensure that it appears subservient to the existing property.
- 9.29 Overall, the development will not harmfully impact the character or appearance of the street scene.

Impact on the Highway Network and Highways Standards

- 9.30 The proposed development includes alterations to the front of the property and the extension of the dropped kerb to create 2 off-street parking spaces. These parking spaces will primarily be used by the staff/carers. The Highways DC Officer has reviewed the proposed plans and has no objection to the alterations.
- 9.31 The neighbour representations highlighted that the extension of the existing dropped kerb would result in less on-street parking availability for existing residents. It is important to note that the extension of dropped kerbs do not require planning permission on non-classified roads such as Cambourne Close and as such as resident along the street would be eligible to undertake this work.
- 9.32 It is recognised that during staff handover periods, additional vehicles may accumulate at the property, particularly as 2 staff prepare to end their shift and 2 others arrive. However this short cross-over period will only occur 3 times a day and as such this is not considered to cause a noticeable difference on the highway network.
- 9.33 On occasions when the manager/other carers visit the property, the street provides sufficient on-street parking. This scenario is similar to any typical family setting whereby visitors attend the property.

- 9.34 The position of the property and its good links to public transport means that some members of staff will travel to work via the bus or taxi, reducing the requirement for off-street parking.
- 9.35 Whilst it recognised that over a 24 hour period, 6 members of staff will work at the property, for the majority of the time only 2 carers will be based at the property per shift. On this basis the provision of 2 off-street parking spaces is considered to be acceptable.

9.36 Conclusion on Environmental Issues

- 9.37 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.
- 9.38 The proposed development is not considered to harm the environment and the extension will be in-keeping with appearance of the site within the street scene. The proposal will not harmfully impact the local highway network or the availability of parking. The property provides 2 off-street parking spaces which will be used by the staff on shift. In conclusion of the environmental issues, it is considered the development carries substantial weight.

9.39 ECONOMIC SUSTAINABILITY

- 9.40 It is anticipated that the development would create minimal economic impact, with the only benefit being through the employment of carers at the property.
- 9.41 The Children's Trust have indicated that the proposal will provide some cost saving for the Council however independent economic benefits are not material planning considerations and is therefore disregarded. In terms of economic impact, this carries limited weight in favour of the application.

9.42 Conclusion on Economy Issues

- 9.43 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.
- 9.44 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 earmarked for residential development in the Local Plan and this weighs considerably in favour of the application.

- 10.2 The proposed development will provide a much needed provision which will ensure that 2 vulnerable children can be permanently housed within the borough. The property itself will operate similar to a typical family dwelling, with the only material difference being the crossover of staff.
- 10.3 The number of comings and goings associated with a family dwelling cannot be controlled by the LPA. The creation of 6 movements in 24hours is similar to the number of movements associated with a dwelling of this size and as such is not considered to harmfully impact adjoining residential amenity. The property will provide 2 off-street parking spaces for staff as well as generous facilities for the resident children.
- 10.4 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

11.0 RECOMMENDATION – GRANT PLANNING PERMISSION

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 Plans & Elevations- Inc Site Plan, Project No: PQ3043, Drawing No: AD_002, Rev: C, Received 8/7/2022

REASON

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

03. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing property unless otherwise approved in writing by the Local Planning Authority.

REASON

To ensure the satisfactory appearance of the development in accordance with policy 41 of the Doncaster Local Plan.

04. The maximum number of residents to be housed at the property No. 25 Cambourne Close, Adwick-Le-Street shall be no greater than 2 unless otherwise approved in writing by the Local Planning Authority.
REASON
To ensure that the facility is not detrimental to neighbouring amenity.
05. The maximum number of staff/carers at the property No. 25 Cambourne Close, Adwick-Le-Street at any one time shall be 3 unless otherwise approved in writing by the Local Planning Authority.
REASON
To ensure that the facility is not detrimental to neighbouring amenity.
06. 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.
07. A staff/carer logbook shall be maintained at all times which details staff/carer name, dates of site visit and entry and exit times. The staff/carer logbook shall be maintained for the lifetime of the development and each staff/carer logbook shall be retained for a minimum of 12 months. The staff/carer logbook shall be made available for inspection by the Local Planning Authority within two working days of a verbal or written request being received.
08. A residents' logbook shall be maintained at all times which details names and dates of residency. The residents' logbook shall be maintained for the lifetime of the development and each residents' logbook shall be retained for a minimum of 12 months. The residents' logbook shall be made available for inspection by the Local Planning Authority within two working days of a verbal or written request being received.

INFORMATIVES

01. **INFORMATIVE- HIGHWAYS**
Parking spaces are required to comply with the South Yorkshire Residential Design Guide Space dimensions 4B.1.1.22 – *“Standard parking spaces must be 5 metres by 2.5 metres.*

The driveway should be a hard surface that enables surface run off and the extent shown on a site plan and to comply with 4B.1.1.29. There looks to be a shaded area from the highway footway to the centre of the dwelling, if this is a designated footpath then the driveway access width needs only be 2.75m. However, if there is no footpath shown from the driveway to the dwelling, we would have to insist on the driveway access being 3.3m width to comply with the South Yorkshire Residential Design Guide 4B.1.1.19.

It looks like the adjoining fence abutting the proposed driveway could obstruct visibility, therefore a 2m x 2m visibility splay will be required to comply with 4B.1.1.31.

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

02. The following security conditions must be met to ensure the safety of the children residing at the home and the staff looking after their welfare.
- All doors and windows must therefore comply with PAS 24 (2016) or LPS 1175 SR2.
 - The glazing units consist of a minimum of one pane of glass that achieves compliance under the BS EN356 P1A attack resistance standard.
 - External lighting to all facades controlled by dawn to dusk sensors. The system should comply with security standard BS 5489 -1:2013
 - The installation of a CCTV system can work to deter attacks against the property and help safeguard the residents. An operational requirements report should be completed to ensure that the system is fit for purpose. Further information is available from the Government website https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378443/28_09_CCTV_OR_Manual2835.pdf
 - The Police expect that a robust internal discipline process will be in place with an escalation process that only involved the police in acute cases and provision within the security of the building to deter missing episodes and the building being targeted.

The reason for this advice is to ensure the physical protection elements of the premise are to current minimum standards. This advice should be acted upon as the minimum requirement and should be enforced, irrespective of any additional correspondence (or not) received by other departments within South Yorkshire Police.

From a physical protection aspect, a requirement to install products accredited under a British (or similar) standard should be seen as a prerequisite to any approval.

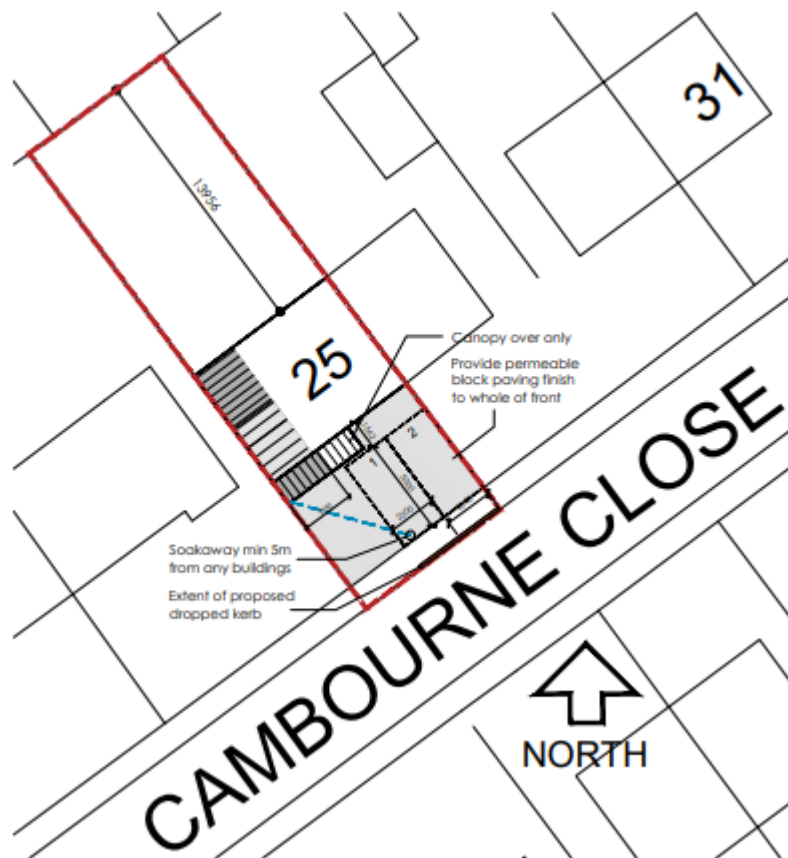
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

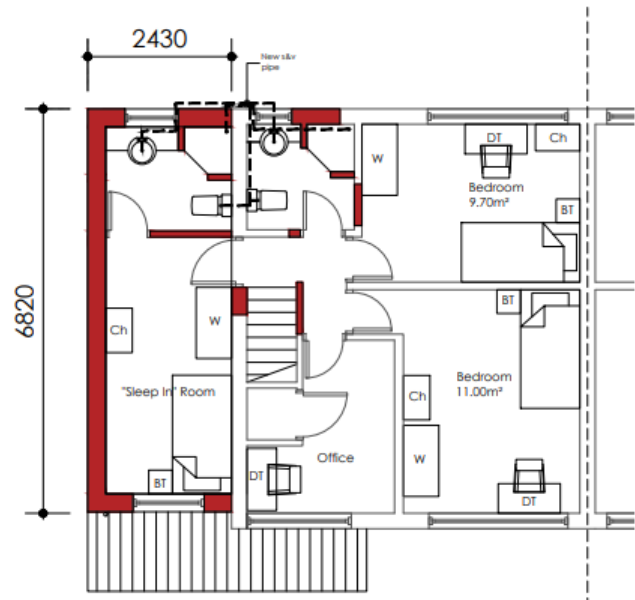
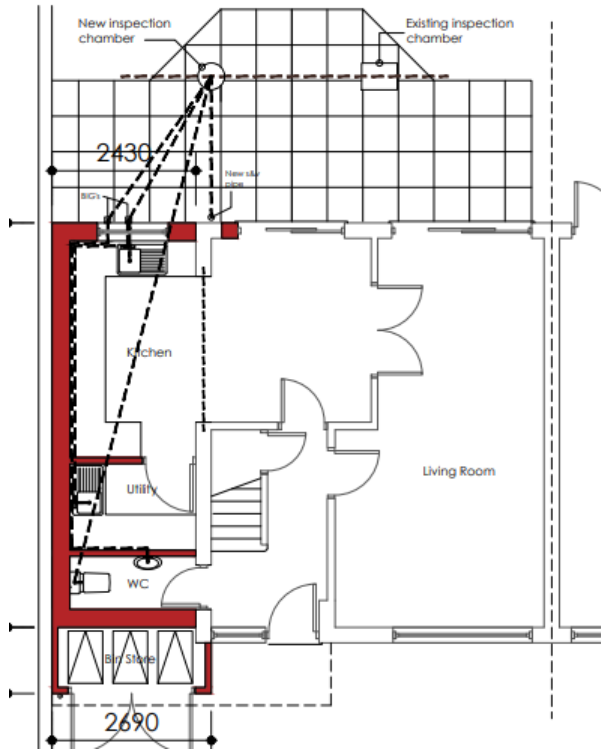
In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Amended the site plan to accurately show the proposed parking spaces to address highway concerns;
- Updated the site plan to accurately show the neighbouring property's garage.

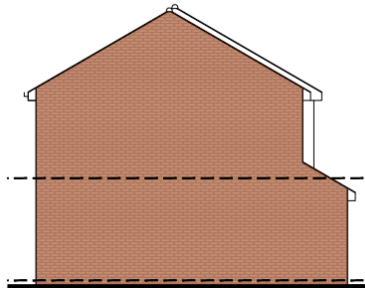
The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family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

APPENDIX 1 – PLANS





Proposed Front Elevation 1:50



Proposed Side Elevation 1:50



Proposed Rear Elevation 1:50

