

<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	22/01290/COU
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<b>Application Type:</b>	FULL PLANNING PERMISSION
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<b>Proposal Description:</b>	Change of use from residential dwelling (C3) to children's home for a maximum of 4 children (C2)
<b>At:</b>	Bankswood, Thorne Road, Blaxton, Doncaster

<b>For:</b>	Dove Adolescent Services Ltd
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<b>Third Party Reps:</b>	12 Objections have been received from 6 neighbouring households.	<b>Parish:</b>	Blaxton Parish Council
		<b>Ward:</b>	Finningley

<b>Author of Report:</b>	Rebecca Larder
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## SUMMARY

This application is seeking full planning permission for the change of use of an existing residential dwelling (Use Class C3) to a children's home (Use Class C2).

No external alterations to the property are proposed as part of the change of use. Additional hardstanding is proposed to facilitate additional parking spaces for staff and visitors at the rear of the property as well as the demolition of the existing garage.

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.**

Application site, existing residential property, Bankswood.



Existing access off Thorne Road.

Existing garage to be demolished.

## **1.0 Reason for Report**

- 1.1 The application is being presented to Members due to the volume of public interest.

## **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 a small children's home to accommodate up to four children.
- 2.2 The property itself has already been in use as a residential property for a number of years and there are no internal or external alterations proposed to the dwelling itself.
- 2.3 The proposed development looks to use the property in order to facilitate a small children's home. The property will accommodate a maximum of 4 resident children which are typically aged between 8-18 years of age. The proposed operation includes providing 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 the staff providing meals/cooking and cleaning.
- 2.4 The children's home will provide personal care only. No additional facilities are proposed as part of the proposed 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 care staff will work on a shift/rota pattern, with shifts being 12 hours in length. A Manager will also be present 9am-5pm Monday-Friday. This means that over a 24-hour period there would typically be 2 handovers between shifts, which accumulates up to 4 carers working at the property each day. Additional ad-hoc visits from other specialist carers, such as social workers may also occur.
- 2.6 If at full occupancy (4 children) 2 carers will stay at the property overnight, who typically work 12 hour shifts and one member of staff may be required to work through the day alongside a manager 9am-5pm, meaning when at full occupancy a maximum of 4 staff would be present at any one time. This will be conditioned as such.
- 2.7 The staff will primarily travel by car and will park on the four dedicated off-street parking spaces associated with the property. However, use of public transport such as bus or taxis will be encouraged.
- 2.8 The property has five bedrooms. Four of which will be for the children to allow them to have individual rooms. The fifth bedroom will be used as a staff bedroom. On the first floor of the property has three bedrooms one of which has an ensuite, in addition there is a family sized bathroom and storage cupboard. There are an additional two bedrooms at the ground floor as well as another family sized bathroom and W/C. On the ground floor the property also provides two living rooms, kitchen/dining area, as well as two additional rooms currently providing a

gym and office. The applicant has confirmed no internal alterations will be made and the floor plan will remain the same.

### **3.0 Site Description**

- 3.1 The application property is a detached dormer bungalow located directly off Thorne Road. The property is finished in light coloured brick with a tiled hipped roof and white uPVC windows. To the front is a paved area which is extended down the side of the property forming a driveway for off-street parking. There is a low boundary wall to the front in matching brick to the main property with an open access area.
- 3.2 There are a small number of residential properties to the north and south of the site, with no properties at the rear. There is a larger residential housing estate further to the south.
- 3.3 The immediate surrounding dwellings are typical modern style properties, though they vary in size and appearance. All the properties have off street parking spaces, with a vehicular access directly off Thorne Road. There is a pedestrian footpath running along the north east side of the road directly in front of the property.

### **4.0 Relevant Planning History**

- 4.1 Planning history for the application site as follows:

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
02/0256/P	Erection of ground floor pitched roof extension to replace existing stores at rear of detached bungalow.	Granted 11/03/2002
03/1184/P	Erection of detached bungalow on approx. 0.07ha of land.	Granted 17/09/2003
09/00492/FULFT	Erection of single storey pitched roof extension to rear, Increase in roof height in connection with formation of rooms in roof space and installation of 4no dormer windows to side elevations of detached dwelling following demolition of existing conservatory	Granted 16/04/2009
09/01173/FULFT	To replace existing outer leaf of bungalow with new brick skin, replace existing roof tiles with flat black clay tiles and erection of 1.8m high boundary wall to front elevation	Granted 26/06/2009

### **5.0 Site Allocation**

- 5.1 The site is located within a Residential Policy Area as defined by the Local Plan (2021).

## **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 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.
- 5.10 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.
- 5.11 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.
- 5.12 There are no specific Local Plan policies which reference care facilities or specialist need accommodation.

### **5.13 Neighbourhood Plan (NP).**

5.14 No neighbourhood plan is relevant to this application.

### **5.15 Other material planning considerations and guidance**

5.16 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 and site notice. Neighbour notification letters were also sent to adjacent neighbouring properties.

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 via neighbour notification letters only in relation to the amended plans received. A number of neighbour representations have been received throughout the application from 6 different neighbouring properties, with a summary of the issues raised set out below:

- Concerns regarding the children being housed;
- Anti-social behaviour issues;
- Impact upon parking availability;
- Traffic speed outside the property
- Lack of information included in the planning application;
- Character of the area
- Unsuitable location for children in terms of high speed road and lack of services
- Insufficient lighting
- Demolition of the garage

## **7.0 Town/Parish Council**

7.1 Blaxton Parish Council have objected to the application, with a summary of the issues raised set out below:

- inappropriate location
- parking / traffic
- lighting

- police issues

## **8.0 Relevant Consultations**

- 8.1 **DMBC Highways Development Control** – Based on the assumption that for the majority of the time 4 or less members of staff would be present at the property, the four car parking spaces as amended are sufficient.
- 8.2 **South Yorkshire Police Liaison Officer** – No objection subject to informative. Information has been provided to ensure the safety of the children residing at the home and the staff looking after their welfare.
- 8.3 **Environmental Health** – No objections as the property will remain in residential use.
- 8.4 **Children’s Trust** – No concerns and would support placing children in homes in the Blaxton area.
- 8.5 **Children’s Homes Planning Consultation**- No response received.
- 8.6 **Area Manager** – No response received.

## **9.0 Assessment**

- 9.1 The proposal seeks full planning permission for the change of use of a residential dwelling (C3) to a small children’s home (C2). As there are no external alterations proposed to the dwelling itself. The main assessment in this report will directly be related to the use. In considering the proposal the main material planning considerations are outlined below:

- The acceptability/appropriateness of proposed use;
- Impact on residential amenity
- 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 a Residential Policy Area as defined by the Local Plan, as such residential uses are acceptable in principle providing that they provide an acceptable level of residential amenity, protect and enhance the qualities of the existing area, and meet other development plan policies.
- 9.4 The proposed use is small in scale, facilitating a maximum of 4 resident children. Whilst the use does not directly serve local residents, the children's home does deliver a service to the wider borough as it will provide a permanent home for vulnerable children. The applicant has confirmed the property will house children from within the Doncaster Borough and neighbouring boroughs. In most cases, they aim to house children locally as this is beneficial to both the children and family. Whilst the proposed use falls within a different use class to a family dwellinghouse, its day-to-day running will be similar and as such the proposal is considered to be acceptable in principle.

### 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 Policy 44 refers to protecting neighbouring amenity. The application site has residential properties to both sides of it therefore the main impact upon residential amenity will be by virtue of the proposed use in terms of noise; comings and goings and traffic movements.
- 9.8 The proposed development looks to change the use of an established residential dwelling to facilitate a small children's home. The property will accommodate a maximum of 4 children on a permanent basis, typically aged between 8- 18 years old. The home will be Ofsted regulated; following an initial audit the property will then be inspected annually and given a rating. In addition to this, there are also monthly regulation 44 inspections from an independent party. A Regulation 44 Inspector, is required to visit and inspect Residential Children's Homes a minimum of once per month to assess the safeguarding arrangements and quality of care provided. Whilst this is not a material planning consideration, this gives assurance that the property will be properly regulated.
- 9.9 No members of staff will reside at the property on a permanent basis. The carers primarily work on 12 hours shift/rota patterns, which run through a 24-hour period. Typically, when operating at maximum capacity 2 members of staff will stay over at the property each night.



- 9.10 There would always be at least 2 members of staff at the property, including a manager being present 9am-5pm Monday to Friday. There will be additional ad-hoc visits from social workers and other relevant professionals from time to time. 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 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 this night this would be 4.
- 9.12 The existing property is a 5 bedroom 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.
- 9.13 Given that the number of residents and staff at the property would not significantly exceed that likely to occupy a 5 bedroom family setting there is considered to be minimal intensification in the use in comparison to if the property was used as a family dwelling. Therefore, the impact upon existing residential amenity, in this respect is not considered to be harmful.
- 9.14 The detached style of the existing property means that there would be limited impact upon the neighbouring properties. The proposed number of residents is similar to that of a family dwelling, and the intensification of the use is considered to be negligible.
- 9.15 It is recognised that the proposed shift patterns would create 2 'hand-over' periods, whereby 2 members of staff leave and 2 arrive. In total this creates 4 movements of staff over a 24 hour period.
- 9.16 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.
- 9.17 The application site is considered to be suitable for the proposed use without harmfully impacting the amenity of neighbouring properties. These types of uses are directed to 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 adjoining residential amenity.

## **9.18 Conclusion on Social Impacts.**

- 9.19 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.
- 9.20 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 without harmfully impacting the amenity of adjacent 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.

## **9.21 ENVIRONMENTAL SUSTAINABILITY**

### Impact upon the Character and Appearance of the Surrounding Area

- 9.22 No external alterations are proposed to the main dwelling as part of this development. Externally there are minor alterations proposed, primarily in relation to hardstanding to facilitate adequate parking. There are also minor alterations proposed to the boundary wall to improve visibility. The existing detached garage is proposed to be demolished.
- 9.23 There is only a small grassed area to the front of the dwelling in the north west corner of the site. This will be replaced with hard standing to create a parking space in front of the property. Planning permission would not typically be required for such alterations given the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The existing grass area is small and serves minimal purpose to the site. Altering this to hardstanding is not considered to be unreasonable or harmful to the appearance of the area. Nevertheless, this could be achieved without planning permission but is in this case necessary to facilitate a parking space.
- 9.24 Similarly some elements of the rear will also be altered to hard standing. Again alterations to residential garden areas could be changed without the need for planning permission. This element of hard standing will be to the very rear of the property and have limited views from the public highway thus the impact on the character of the area would be negligible.
- 9.25 Given the above, it is considered there will be little to no impact upon the character or appearance of the street scene or local area as a result of the change of use.

### Impact on the Highway Network and Highways Standards

- 9.26 The property benefits from existing off-street parking spaces arranged in a tandem style, along the side of the property. Originally there were proposed to be 10 parking spaces making use of the front and rear garden areas to create a car park. Whilst multiple parking spaces is desirable, this set up did not function correctly in terms of highways movements. Subsequently the plan has been amended to include 4 suitably sized, functional parking spaces.

These parking spaces will primarily be used by the staff/carers. Many of the neighbour representations raised concerns regarding the impact upon parking as a result of the development.

- 9.27 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 twice a day and as such this is not considered to cause a noticeable difference on the highway network.
- 9.28 Staff will also be encouraged to travel to work car share and via public transport such as bus or taxi, therefore reducing the requirement for off-street parking.
- 9.29 Whilst it is recognised that over a 24 hour period, 5 members of staff will work at the property, for the majority of the time only 2 carers and 1 manager will be based at the property per shift. On this basis the provision of 4 off-street parking spaces is considered to be acceptable. The Highways DC Officer has reviewed the proposed plans and has no objection to the proposed development and is satisfied there is adequate parking provision, turning space and visibility.

### **9.30 Conclusion on Environmental Issues**

- 9.31 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 development is not considered to harm the environment with no alterations to external appearance to the property proposed. The proposal will not harmfully impact the local highway network or the availability of parking. The property provides 4 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.

### **9.33 ECONOMIC SUSTAINABILITY**

- 9.34 It is anticipated that the development would create minimal economic impact, with the only benefit being through the employment of careers at the property. In terms of economic impact, this 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 within an existing residential area as specified in the Local Plan and this weighs considerably in favour of the application.
- 10.2 The proposed development will provide much needed provision, which will ensure that 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 and minor alterations to hardstanding.
- 10.3 The number of comings and goings associated with a family dwelling cannot be controlled by the LPA. The creation of up to 6 movements in 24 hours is similar to the number of movements associated with a dwelling of this size and as such is not considered to harmfully impact adjacent residential amenity. The property will provide 4 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. Before the development is brought into use, the garage as indicated on the approved site plan shall be demolished and the 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 there is adequate provision for parking, 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.
03. 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:

Amended Site Plan – Job No WAL-22-28-05A – received 23/11/2022

#### **REASON**

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

04. The maximum number of residents to be housed at the property to which this permission relates shall be no greater than 4 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 permanent staff/carers at the property at any one time shall be 4 unless otherwise approved in writing by the Local Planning Authority.  
REASON  
To ensure that the facility is not detrimental to neighbouring amenity.
06. 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.  
REASON  
To protect local amenity.
07. 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.  
REASON  
To protect local amenity.
08. The vehicle turning space as shown on the approved plans shall be constructed 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.
09. 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.
10. Before the development is brought into use, the existing hedge/wall abutting the highway shall be reduced to a height not exceeding 900mm above the near side channel line of the adjoining highway and/or entrance and the visibility thus provided shall be maintained, unless otherwise approved in writing by the local planning authority.  
REASON  
To ensure that there is adequate visibility for highway safety.

## INFORMATIVES

01. 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](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.

02. Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. **The applicant should make contact with Paul Evans – Email: [p.evans@doncaster.gov.uk](mailto:p.evans@doncaster.gov.uk) or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.**
03. The applicant is reminded of the need to comply with the relevant sections of the Party Wall Act etc 1996 which is an obligation separate to planning.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

**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**

### **APPENIDIX 1 – Site Plan**

