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Application Number:	22/01427/3FULM
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom two storey houses and bungalows with a communal, central park area.
At:	DMBC Archives King Edward Road Balby Doncaster DN4 0NA

For:	Adam Goldsmith - CDC
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Third Party Reps:	One letter of objection	Parish:	None
		Ward:	Balby

Author of Report:	Andrea Suddes
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SUMMARY

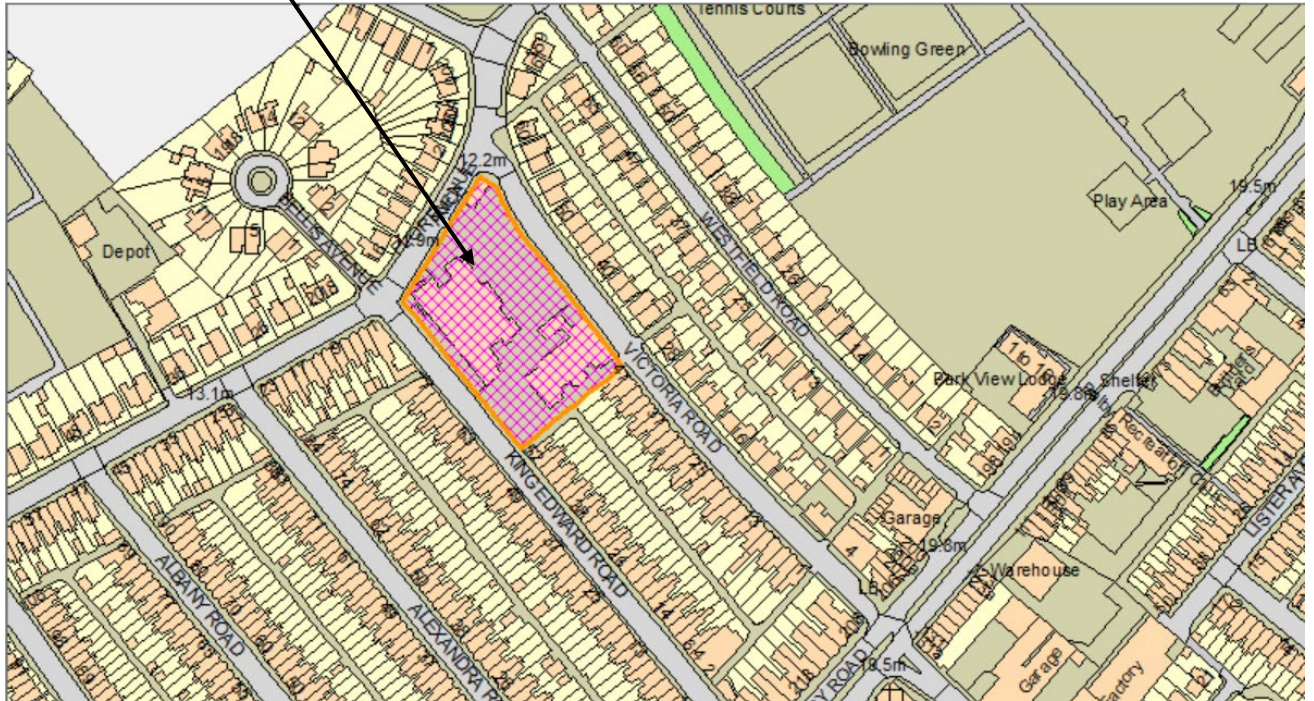
This application seeks permission for the erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom, two storey houses and bungalows with a communal, central park area on land that is owned by Doncaster Council.

The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's new Council House Build Programme to deliver new council housing for the City. Once built the site would be transferred to St Leger Homes, Doncaster Council's arm's length organisation that manage all housing for the Authority.

The application site is allocated in the Doncaster Local Plan for housing (Ref: MUA61) and represents both a good use of previously developed land to support the on-going aspirations of the Council to achieve additional affordable homes. The site lies within a sustainable location and the contemporary form of the properties will raise the standards of design locally. There are no outstanding consultee objections to the scheme.

RECOMMENDATION: GRANT planning permission subject to conditions.

Application Site



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

- 2.1 This application seeks full planning permission for the erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom, two storey houses and bungalows with a communal, central park area on land that is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

- 2.2 In summary the housing mix comprises:

- 3 x 2 bedroom (3 person) bungalow
- 3 x 2 bedroom (4 person) bungalow
- 2 x 2 bedroom M4 (3) mobility property
- 2 x 4 bedroom (7 person) house
- 2 x 3 bedroom (5 person) house
- 3 x 2 bedroom (4 person) house
- 4 x 3 bedroom (4 person) house
- 2 x 3 bedroom (5 person) house

- 2.3 All house types meet M4(2) and National Described Space Standards (NDSS) minimum and also provides M4(3) properties in accordance with Policy.

- 2.4 The housing needs study identified the types of houses required for this site, and early meetings with the ward members, housing portfolio holder and St Leger Homes ensured that all key stakeholders views were considered and incorporated into the design of the site and houses.

- 2.5 Prior to its demolition and clearance in early 2021, the former Balby Junior School became the Archives and Local Studies unit in the early 1980's. The old school building was used as the Council's archive until late 2019 when it was emptied and closed ready for demolition. The archives have recently been transferred to the newly refurbished building on Chequer Road, formerly the Doncaster Museum & Art Gallery, which has recently opened to the public.

- 2.6 The site is allocated for housing as designated within the Doncaster Local Plan, Site allocation MUA61: Balby Archives, King Edward Road, with an indicative site capacity for 15 dwellings. The Local Plan allocation also includes Site Development Requirements at Appendix 2 for this site. The issues highlighted at Appendix 2 (page 272) for this site include consideration of the following matters;

- Biodiversity

- Design
- Education
- Public Open Space
- Transport

3.0 Site Description

- 3.1 The application site lies within the urban area of Balby and is bound on three sides with public roads and by a rear access road. The site slopes slightly down from Balby Road towards Florence Avenue where it levels off close to Florence Avenue.
- 3.2 There are no trees on the site. However new trees will be incorporated in the final design as part of the landscaping/biodiversity proposals.
- 3.3 As the proposal utilises the existing roads surrounding the site an opportunity has presented itself to create a communal “urban park” behind the new units within the centre of the site.
- 3.4 The general character of the existing housing in the area are two storey, predominantly red brick built terraced and semi-detached properties.

4.0 Relevant Planning History

- 4.1 The site has no relevant recent planning history.

5.0 Site Allocation

- 5.1 The application site is an allocated site (MUA61) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be approximately 15 dwellings.
- 5.2 The site is in Flood Zone 1, indicating low flood risk from main rivers.
- 5.3 National Planning Policy Framework (NPPF) (2021)
- 5.4 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:
- 5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.

- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. 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.
- 5.10 Paragraph 60 states 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.
- 5.11 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 5.12 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.14 Paragraph 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities
- 5.15 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning

decisions should create places which provide a high standard of amenity for existing and future users.

- 5.16 Paragraph 131 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan), as well as recognising the wider benefits from natural capital and ecosystem services, such as including trees and woodland
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Local Plan
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.23 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities.

- 5.24 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been made having regard to the Spatial Strategy and the findings of the site selection methodology. The site is allocated under Policy 5 for housing.
- 5.25 Policy 7 states that the delivery of a wider range and mix of housing types, sizes and tenures will be supported through the following:
- a) New housing developments will be required to deliver a mix of house sizes, types, prices, and tenures to address as appropriate the needs and market demand identified in the latest Housing Need Assessment;
 - b) Housing sites of 15 or more homes (or 0.5ha or above) will normally be expected to include 23% affordable homes in the borough's high value housing market areas or a lower requirement of 15% elsewhere in the borough (including starter homes which meet the definition) on site.
- 5.26 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.
- 5.27 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 City's ecological networks.
- 5.28 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.
- 5.29 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.30 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.

- 5.31 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.
- 5.32 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.
- 5.33 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. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.34 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.
- 5.35 Policy 55 deals with the need to mitigate any contamination on site.
- 5.36 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.37 Neighbourhood Plan
- 5.38 There is no Neighbourhood Plan.
- 5.39 Other material planning considerations
- 5.40 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.
- 5.41 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. This guidance is attached limited weight. The Council adopted a Biodiversity Net Gain SPD in September 2022.
- 5.42 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)

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 (as amended) as follows:

- Advertised on the Council website
- All neighbours with an adjoining boundary notified by letter
- Site Notice
- Advert in the newspaper

6.2 Only one objection has been received from a member of the public raising the following concerns:

- Proximity of the new properties to existing properties – impact on amenity
- Construction disturbance (noise/vibrations)
- Parking
- Potential for anti-social behaviour

7.0 **Consultations**

7.1 **Highway & Transportation Officers** - No objections subject to conditions. The trip generation associated with 21 dwellings does not require assessment. EV Charging facilities will be available for each dwelling (to be secured by Condition) as too will Cycle Parking.

7.2 **Drainage Officer** - No objections subject to a condition detailing full drainage design and management and maintenance of the system.

7.3 **SY Police** - No objections, subject to buildings achieving Secured By Design (SBD) standard. An informative is therefore attached.

7.4 **Ecology Officer** - No objections subject to condition for ecological enhancement. The ecological appraisal carried out by Estrada Ecology is a good report that concludes that the site has recently been cleared following demolition of the former archive building, removal of hardstanding surfaces and that the whole site is a hostile environment for species that could occur in urban locations. Therefore no further species or habitat surveys are required. The site has negligible biodiversity value and that any landscaping scheme should ensure that the site will achieve biodiversity net gain.

7.5 **Environmental Health Officer** - No objections subject to conditions for a Construction Impact Management Plan and Method Statement.

7.6 **Pollution Control Officer** - No objections subject to a condition requiring an appropriate contaminated land risk assessment.

7.7 **Yorkshire Water** - No objections subject to condition re: surface and foul water drainage.

- 7.8 **Education** - No objections and no education contribution requested as there is enough capacity at Balby Central Academy (primary) and Astrea Academy (secondary).
- 7.9 **Air Quality** - No objections and welcome the EV charging points.
- 7.10 **Strategic Housing** - This is a 100% Affordable Housing scheme on a Council owned site, which will help meet the social housing need of the Hexthorpe and Balby North ward specifically (which has a high affordable need). This application includes a mix of houses for couples and families plus bungalows primarily for people with disabilities and older people, all Affordable Rented through the Council. The development will be of the highest standard that will conform to the Council's own design policy and guidance as well as meeting the Local Plan and all other legal requirements. The properties all exceed the Nationally Designed Space Standards set by Homes England and they will exceed the current Building Regulations.
- 7.11 **Urban Design Officer** - No objections. Following amendments to the scheme, it is now considered acceptable subject to conditions in relation to final materials, landscape details and management plan, and compliance with Part M42/M43 of the Building Regulations – as required by Local Plan Policy.
- 7.12 **Public Open Space Officer** - No objections following the amendment to the scheme.

8.0 **Assessment**

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:
- 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.*
- 8.2 The National Planning Policy Framework (2021) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 8.3 The main issues for consideration under this application are as follows:
- Principle of development
 - Impact upon the character of the area
 - Impact upon residential amenity
 - Impact upon highway safety
 - Impact upon ecological assets and trees
 - Other environmental considerations
 - Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The Principle of the Development

8.5 Policy 5 sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “MUA61” in the Local Plan, and has been assessed as suitable for housing development subject to the specific site constraints. The ‘Developer Requirements’ detailed in Appendix 2 (page 272) of the Local Plan sets out the following matters that need to be taken into consideration:

- Biodiversity - A bat survey may be required, no constraints otherwise. **NOTE** – this is not needed as the previous buildings have already been demolished under a separate demolition notice.
- Conservation & Heritage - The buildings on site are considered to be of local interest. Retention and sensitive conversion of these should be undertaken. **NOTE** – this is not needed as the buildings have already been demolished under a separate demolition notice.
- Design - New development should front toward King Edward Road, Victoria Road and Florence Avenue to complete the block, with buildings positioned and designed to respect existing building lines of surrounding streets, property heights, boundary treatments and local character.
- Education - An education contribution may be required.
- Public Open Space - A contribution to a local open space may be required.
- Transport - The site is currently served by 3 sub-standard vehicular accesses which require rationalising. No real issues identified. Access to be designed in accordance with technical requirements of South Yorkshire Residential Design Guide – Visibility splays of 2.4m x 43m

8.6 The application, following amendments to the scheme since submission, fully accords with policies 2 and 5 of the Local Plan and is given significant weight in favour of the application.

8.7 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the City’s communities, including Balby. The proposal would make an important contribution towards council housing delivery for the area and significant weight is attached as a result.

Sustainability

- 8.8 Paragraph 7 of the NPPF states that one of the core principles 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
- 8.9 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.10 Policy 44(A) of the Local Plan states:

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.

- 8.11 The properties most likely to be affected by the development are those surrounding the site on King Edward Road, Florence Road and Victoria Road.

The following provides a separation distance summary:

- Proposal to Florence Road properties (front to front) – 23.5m
- Proposal to Victoria Road properties (front to front) – 22m
- Proposal to King Edward Road properties (front to front) – 14m
- Internally (rear to rear) – 30m

The single storey nature of the proposed bungalows are also important in that they limit even further any potential impact in terms of loss of light, visual amenity and privacy. Regardless, all properties would be separated from neighbouring properties in line with and in excess of good practice guidance.

- 8.12 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings all meet this standard in addition to Part M4 (2) and M4 (3) for accessible and adaptable dwellings. All have good standards of internal and external amenity space.
- 8.13 An objector has raised issue of concerns of crime as a result of the social housing being provided on site. The potential for crime is a consideration that informs the design of the scheme however cannot be guaranteed on any site. Should there be issues of anti-social behaviour on site this will be dealt with

under separate legislation. South Yorkshire Police have also raised no objections to the proposal.

8.14 Conclusion on Social Impacts.

- 8.15 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development is therefore acceptable in terms of social sustainability.
- 8.16 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. A planning condition is recommended for the submission of a construction impact management plan to be submitted and approved by the local planning authority to ensure that impacts are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.17 Policies 41 (a), 42 (b), and 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.18 The proposed dwellings would consist of a mixture of 2-storey houses and bungalows. New bungalows will face onto Florence Ave with front drives feeding onto it. A mix of 3 bed and 2 bed two storey houses will face onto King Edward Rd with no front drives and front doors opening, via a porch, onto the pavement. 4 and 3 bedroom, two storey houses and 3 bed bungalows will face Victoria Rd with front drives leading onto it. It's proposed to use new walls, hedges and trees to enhance the street facing boundaries. A strong focus on landscaping was placed on the site from the outset and the housing layout put forward is designed to respond to, rather than fight against, these attributes. The existing site was almost completely covered with hard standing with no trees. The proposals will include new trees, shrubs and hedges along two of the three streets as well as within the central communal area. These proposals will not only be sympathetic to the local ecology but enhance it as well by attracting insects, birds and other native wildlife. Materials would consist of red brickwork, grey roof tiles, and on some properties white rendered finish.
- 8.19 Most of the surrounding dwellings behind the site are two storey pit housing of a consistent form and layout typical of many planned estates in mining towns. It is accepted that the proposed single storey dwellings are different in terms of appearance, however, both in design and standard of construction, they are

considered to enhance the local street scene and respond positively to housing need.

- 8.20 A number of measures have been designed into the proposed houses to reduce their impact on the environment, and to make the homes more sustainable. These comprise Air Source Heat Pumps, solar panels and EV charging points.
- 8.21 In conclusion, the appearance of the site will undoubtedly change from that of a currently derelict site. This will, however bring the site back into beneficial use. On balance and having context to the surrounding area, the prospect of visible, well designed council build dwellings featuring in the street scene on a previously developed site with added sustainability/renewable energy technologies attracts significant weight in favour of the proposal.

8.22 Public Open Space Provision

- 8.23 In accordance with Local Plan Policy 28, this site should have 15% onsite open space as there are 10 or more family (2+ bed) dwellings and the Balby community profile area is deficient in 3/5 open space typologies. The scheme provides an amenity area but at rear of houses and within the estate, using the 'Marmalade Lane' approach whereby the open space area looks to create a sense of community (see example of this below).



- 8.24 The scheme provides a total of 6.3% on site public open space thereby being a shortfall in provision of 8.7%. The layout leaves little scope for providing additional open space without reducing the number of units therefore the Council would normally request a commuted sum contribution to compensate for the shortfall. Although there is a deficit in the provision of open space it is considered that to request a financial contribution would affect the viability of the scheme and delivery of social housing, which is considered to provide a greater community benefit as discussed in para 8.49 below.

Impact upon highway safety

- 8.25 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety

(criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).

- 8.26 Access to the site will be provided via a new vehicular access onto King Edward Road. The site contains a suitable area to park, turn and leave in forward gear. The proposed access point has been agreed to be the most suitable location. Other properties will have front drives taken from the surrounding roads. No concerns have been raised from Highways Development Control following amendments to be made to the site plan.
- 8.27 Minimum parking standards have been set for residential developments in order to overcome issues associated with low parking provision. In determining the right levels of parking we will consider the anticipated demand from the type of housing proposed and the likely occupiers so it can be assessed on a case by case basis.
- 8.28 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. Private drives and access to parking spaces are taken from the three principal roads surrounding the development. The guideline set out in policy is that 2 allocated spaces per dwelling are provided, plus 1 visitor space per 4 dwelling. The Applicant provided a report based on experience from other social housing sites that have been developed which demonstrates that car usage for this type of accommodation is low. Having regard to the nature and tenure of the proposed development, allied with the sustainable nature of the location with good access to local services and public transport, it was agreed with the Council's Highway team to provide 1 parking space per dwelling and 2 visitor spaces (1 more than required). The site caters for visitors to the proposed bungalows through increased visitor parking provision.
- 8.29 Each property will have access to an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points.
- 8.30 The scale of the proposal does not require a Transport Statement or Assessment. The trip generation associated with 21 dwellings is not considered severe and the local network is considered to have spare capacity to accommodate this growth.
- 8.31 There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity with good links into the City Centre and again is in a sustainable location.
- 8.32 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.33 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.34 No trees are present within the site although a scheme of landscaping (trees etc.) will be provided as part of the development.
- 8.35 The biodiversity net gain (BNG) metric calculation states that the current site baseline (as per the field survey carried out in January 2023) provides 3.00 units. Post-development the site will provide a total of 0.63 habitat units with hedgerows proposed post-development of 0.14 units resulting in a net loss of -2.37 units meaning the development does not accord with adopted Policy 30 in terms of achieving +10% BNG.
- 8.36 Typically in instances where there is a net loss of habitat units, a BNG offsetting scheme or financial contribution would be secured through a S106 Agreement which would be used for offsite habitat improvement works. However to request a financial contribution or offsetting scheme will affect the viability of the scheme, as discussed in para 8.49.
- 8.37 It is also important to acknowledge that should the BNG metric assessment have been undertaken prior to the demolition works, the on-site baseline is likely to have been very different. Previous to the demolition works (which were completed in March 2021) the site consisted of large buildings with hardstanding, parking areas, and cultivated lawns. It is only since this demolition that the bio-diversity value of the site is considered to have improved. If the BNG metric had been assessed against the baseline of the site approximately 23 months ago then the outcome of the development is likely to have resulted in a different habitat output figure.
- 8.38 The Ecologist has however, provided a condition relating to ecological enhancements which are to be included on the site to help address this shortfall. Whilst the minor enhancements suggested (including integrated bat boxes; swift nest boxes and hedgehog access holes) will not account for the overall habitat loss, it will provide additional mitigation. Based on this and taking the wider benefits of the site into consideration, the ecological impact holds moderate weight.

Other environmental considerations

- 8.39 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are suitable can be reserved by condition. The site is previously developed land but submission of additional material shows that the outlying risk of contamination from when the site was originally developed is low.

- 8.40 The site lies outside any Air Quality Management Area. The dwellings would be sited in a secluded position which would not generate significant levels of pollution once constructed.
- 8.41 The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk from main rivers. The site will incorporate satisfactory measures for dealing with drainage impacts to ensure waste water and surface water run-off is dealt with on site. The Council Drainage Team and Yorkshire Water have all been consulted and none raise any objections.

Conclusion on Environmental Issues

- 8.42 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.
- 8.43 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The proposal would not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to heritage buildings and the parking/access arrangements are deemed to be acceptable. There are no ecological constraints, and the site is not in a flood risk area. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.44 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Balby through the introduction of 21 affordable households to the area.
- 8.45 S106 Planning Obligations
- 8.46 Paragraph 55 of the NPPF states that 'local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations'. Paragraph 57 states that 'planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms, (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development'. Policy 65 of the Local Plan also reflects this stating that new proposals should contribute to supporting infrastructure and make appropriate contributions in order to deliver sustainable development.

- 8.47 The development is to provide 100 percent affordable housing, whereas policy Local Plan policy 7 only requires the provision of 15 percent affordable housing in this location, subject to viability.
- 8.48 Paragraph 58 of the NPPF states that 'where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is for the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to the viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date'.
- 8.49 The applicant has submitted an affordable housing statement. The scheme is reliant on funding through the Council's Housing Revenue Account (HRA) Capital Programme and South Yorkshire Mayoral Combined Authority (SYMCA) Brownfield Housing Fund. Additional funding will be sought via the Homes England Affordable Homes Programme to support the delivery of the scheme. Any additional expense or contributions would lead to a reduction in the number of units, affect the terms of the grant offer or result in non-delivery of the scheme to its current tight timeline or render the scheme unviable. The development therefore cannot sustain any Section 106 contributions as commuted sums. As such the viability of the scheme in delivering social housing should not be put at risk by enforcing any financial contributions. The scheme would not be viable if the biodiversity contribution was required along with other contributions such as the commuted sum in lieu of POS; but it will deliver 100% affordable housing and some biodiversity net gain via on site landscaping. Therefore it is Officers considered view that, on balance, given these factors that there is greater community benefit carrying substantial weight by assisting in the delivery of these affordable homes by granting permission without any commuted sums.

Conclusion on Economy Issues

- 8.50 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small, benefit and this provides limited weight in favour of the application.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The principle of developing the site is acceptable having regard to its allocation for housing in the Local Plan. The proposal is also for much needed affordable council housing in Balby and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or

demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

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:

Site Location Plan Dwg PQ2804 AD 01

AMENDED Site Layout Rev K Dwg PQ2804-DC-AD-10K

AMENDED PLANS - Victoria Road Street Elevation Received 08.12.2022

AMENDED PLANS - King Edward Road Street Elevation Received 08.12.2022

AMENDED PLANS - Florence Avenue Street Elevation Received 08.12.2022

HOUSE TYPES

AMENDED PLANS - House Type Dwg PQ2804-DC-PD01_E716 Rev A

AMENDED PLANS - House type Dwg PQ2804-DC-PD02_E1210 Rev A

AMENDED PLANS - House type Dwg PQ2804-DC-PD03_E645AB Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD04_E943 Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD05_E790AB Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD06_E855 Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD07_E930 Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD08_E1012 Rev A

AMENDED PLANS - House Type Dwg PQ2804 -AD - PD10_E645B Variant

Proposed Elevation Dwg PQ2804-DC-PD09_E943 Alternate
Side Elev Plot 6
Topographic Plan Dwg 40219_T_REV0

REASON

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

03.

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):

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

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

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

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the

National Planning Policy Framework and Doncaster's Local Plan
Policy 54 & 55.

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 operational 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. Before any construction works are started on the application site, a Construction Impact Management Plan, indicating measures to be taken to mitigate the effects of the construction activity and associated vehicle movements upon the living conditions of neighbouring residents and highway safety shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall include provision for the following:

- i) the limitation of noise
- ii) the means of enclosure of the construction sites, and any proposed external security lighting installation
- iii) the control of dust emissions
- iv) the control of deposition of mud or debris on the highway and the routing of contractors' vehicles.
- v) the parking of vehicles of site operatives and visitors
- vi) loading and unloading of plant and materials
- vii) storage of plant and materials used in constructing the development
- viii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- ix) where appropriate wheel washing facilities
- x) measures to control noise and the emission of dust and dirt during construction
- xi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The mitigation measures so approved shall be carried out at all times during the construction of the development hereby approved.

REASON

To safeguard the living conditions of neighbouring residents

06. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

REASON

In the interest of satisfactory and sustainable drainage.

07. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which shall have been submitted to and approved by the Local Planning Authority and subsequently carried out in accordance with approved details. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

08. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

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

REASON

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

10. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.
REASON:
To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).
11. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON
To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.
12. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1-3, and 6-12 must meet Part M4(2) 'accessible and adaptable dwellings'.
Plots 4 and 5 must meet Part M4(3) 'wheelchair adaptable dwellings'.

REASON
To ensure compliance with the requirements of Local Plan Policy 45 to deliver the agreed accessible and adaptable homes
13. No development shall take place on the site until a detailed hard and soft landscape scheme based on the proposed site plan (Dwg PQ2804-DC-AD-10 Rev K) has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials, including adoptable highway finishes and footpaths through Public Open Space. The soft landscape scheme shall include a soft landscape plan; a schedule providing

plant and tree numbers and details of the species, which shall comply with the Council's Transitional Developer Requirements Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; a detailed specification for tree pit construction for the trees within highway that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation and details of management and maintenance for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme.

REASON

In the interests of environmental quality and Local Plan policy 48.

14. Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy 42 of the Doncaster Local Plan.

15. Within one month of commencement of development activities, a 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 shall be submitted to the local planning authority prior to any occupation of the dwellings:

MEASURES:

- integrated bat boxes of the Ibstock Bat Brick type or similar shall be built into 40% of built structures on a west or south

facing orientation above 4m from the ground and away from external artificial lighting as informed by a suitably qualified ecologist.

- swift nest boxes shall be integrated or surface mounted onto 30% of dwellings at eaves level on an east or west orientation, informed by a suitably qualified ecologist.

- hedgehog access holes (13cmx13cm) must be created in garden fences/boundary structures to ensure the safe passage of terrestrial mammals.

REASON

To ensure the ecological interests of the site are maintained in accordance with the NPPF and Local Plan policy 29 and 30.

Informatives

01. INFORMATIVE: SuD's

The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

02. INFORMATIVE: DRAINAGE DETAILS REQUIRED

The Developer is advised that the following information is required to discuss drainage conditions;

1. Surface water drainage plans should include the following:

- o Rainwater pipes, gullies and drainage channels including cover levels.
- o Inspection chambers, manholes and silt traps including cover and invert levels.
- o Pipe sizes, pipe materials, gradients and flow directions.
- o Soakaways, including size and material.
- o Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- o Site ground levels and finished floor levels.

2. The applicant shall submit for approval by the LPA prior to commencement of development, details indicating how additional surface water run-off from the site will be avoided during the construction works. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA before the commencement of any works leading to increased surface water run-off from site.

3. For major developments, the LPA is required to ensure there are suitable ongoing maintenance arrangements over the lifetime of the development (see NPPF paragraph 169, page 48).

Options for SuDS adoption and maintenance include:

- a) Adoption by Water and Sewerage Company (WSC) - The developer may enter into a section 104/106 agreements (Water Industry Act 1991) with the local WSC.
- b) Adoption by Highways Authority - A SuDS system might be considered for inclusion in a S38 agreement (Highways Act 1980).
- c) Vesting in a Public (Flood) Risk Management Authority (RMA). The public RMAs in Doncaster are the Council, Internal Drainage Boards and the Environment Agency. The Council, for the time being has decided not to consider entering into such an agreement.
- d) Private Maintenance Arrangement.

Provide all drainage management and maintenance plans for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime (e.g. signed Section 104 agreement).

4. A plan must be submitted showing the drainage apparatus which will be adopted and identify any drainage apparatus that will be unadopted and remain private. A maintenance plan for any unadopted drainage apparatus will need to be provided.

5. Drainage Major Maintenance:

Arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the system/scheme throughout the developments lifetime shall be supplied as part of the drainage management and maintenance plan. In addition, the arrangements shall have clarified the access that is required to each surface water management component for maintenance purposes.

6. Whereby a private maintenance arrangement is proposed and the development is unlikely to remain under single ownership or within a single curtilage over its lifetime, the satisfactory legal agreement will need to be provided for inspection and maintenance of the proposed surface water drainage scheme. The agreement is required BEFORE the first occupation of any dwelling or building on the site. Over the lifetime of the development an agreement must include the following:

- a) A detailed operational maintenance plan;
- b) Physical access arrangements for maintenance, and establishment of legal rights of access in perpetuity, prior to the commencement of any phase of the development;

c) A financial revenue plan setting out how funding for maintenance is to be raised over the lifetime of the development;
d) A whole life cost analysis for capital maintenance over the lifetime of the development. Any values should be based upon the current HM Treasury Present Value (PV) Discount Rate. Assumptions about the expected useful life of materials should be included in any such analysis; and
e) Details of financial surety to ensure long-term maintenance and capital maintenance costs of apparatus. It is for the developer to demonstrate that a suitable financial underwriting arrangement is in place.
7. As-built drawings of the drainage system must be provided to the DMBC flood risk department in .PDF and .DWG (AutoCAD) format.

03. INFORMATIVE: YORKSHIRE WATER SEWER

The Developer is advised that on the Yorkshire Water Statutory Sewer Map, there is a 225mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

04. INFORMATIVE: HIGHWAY WORKS

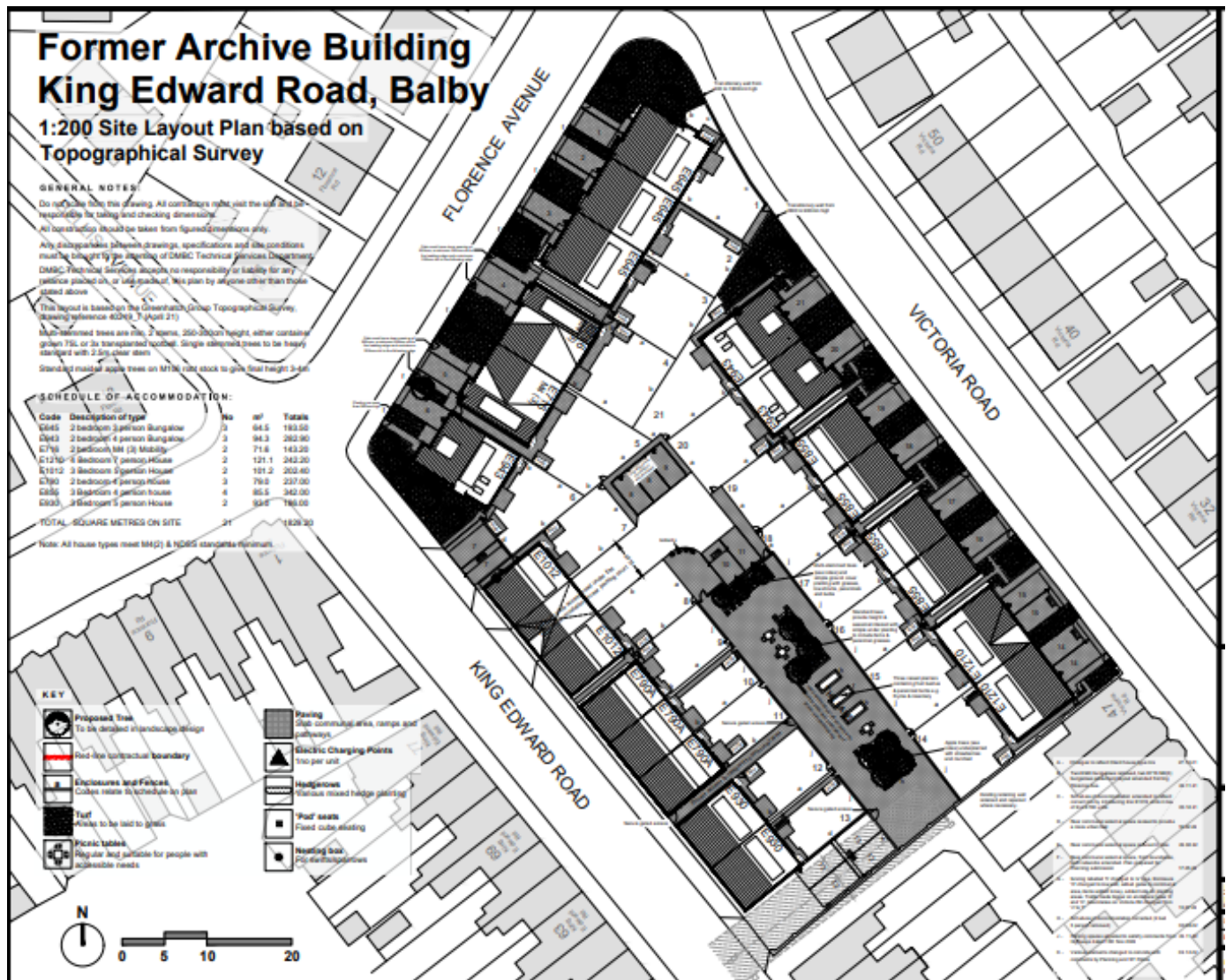
Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278/38 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

05. INFORMATIVE: CONDITION 12

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

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: Proposed Layout Plan



Appendix 2: Proposed Streetscenes



VICTORIA RD



KING EDWARD ROAD

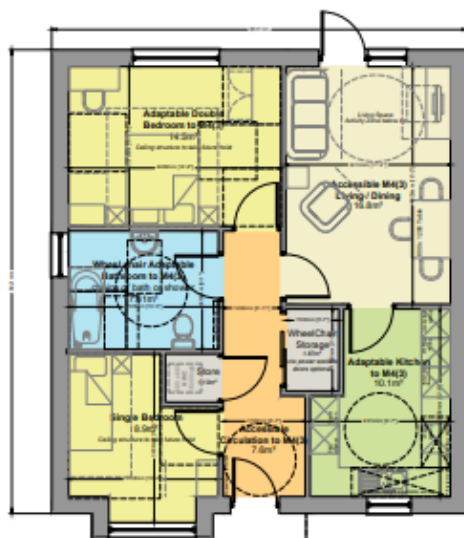


FLORENCE AVENUE

Appendix 3: Elevations and Floor Plans

HOUSE TYPE E716 - Low Carbon 2 bed Mobility M4(3) Bungalow

2 bedroom 3 person single level house GIA = 71.6m²



Ground Floor - 6545 Bungalow GIA to blackwork: 71.60m²



Front Elevation

Side Elevation - Optional side window depends on plot



Side Elevation

Rear Elevation

BUILDING REGULATIONS

- Bathroom, Bedroom, Kitchen and circulation space meets Approved Document PART M4(3) Category 2 for wheel chair user dwellings with adaptation possibility to suit occupants needs.
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1200mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Fully fitted kitchen appliances to suit wheelchair bound occupant
- Electric Car charging point
- Air Source Heat Pump for heating & hot water

SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Double bedroom exceeds the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom exceeds the 7.5m² minimum floor area and minimum width dimensions
- House provides 3.0m³ of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Slate Grey Edgewise in Smooth Grey
- Facing Material - Red Facing Brick - to be agreed



Doncaster Council

Property Services

Title: E716 HOUSE TYPE	
Dwg No: PQ804 /AD / PD01	
Scale: 1:100/1:50 at A2	Date: March 2021
Revision: A	Drawn By: MBC

Rev A - Change in side site

Appendix 3: Elevations and Floor Plans

HOUSE TYPE E930 - Low Carbon Family House

3 bedroom 5 person semi or terrace GIA = 93.0m² (1000ft²)

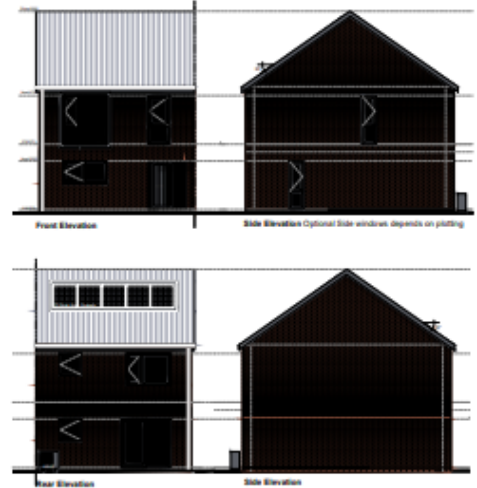


SPATIAL STANDARDS

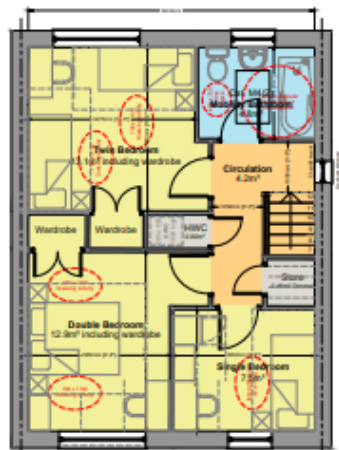
- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions and the third single bedroom meets the 7.5m²
- House provides 3.1m³ of built in storage in accordance with the spatial standards

BUILDING REGULATIONS

- Whole property meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings including future shower provision in bathrooms
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point
- Air Source Heat Pump and 200 litre thermal store for heating & hot water



Ground Floor - General Arrangement GIFA to blockwork: 45.60m²



First Floor - General Arrangement GIFA to blockwork: 47.80m²

- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgemore in Smooth Grey
- Felling Material - Red Brick - to be agreed
- Marley SolarTile - Integrated Photo Voltaic panel

Rev A - Clarified M4(2) compliance



Doncaster Council

Property Services

Title:	E930 HOUSE TYPE
Org No:	PQ2804 /AD / PD07

Scale: 1:100/1:50 at A2	Date: Feb 2021
Revision: A	Drawn By: MBC

Appendix 4: Artist Impression



The proposed bungalows at the west corner of the site