

<b>Application</b>	<b>5.</b>
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<b>Application Number:</b>	22/01711/FUL
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of 3no. detached dwellings & formation of new vehicular access following demolition of existing dwelling (Amended Description)
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<b>At:</b>	9 The Close, Branton, Doncaster, DN3 3LX
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<b>For:</b>	Mr Robert Simpson
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<b>Third Party Reps:</b>	13 Representations	<b>Parish:</b>	Cantley with Branton Parish Council
		<b>Ward:</b>	Finningley

<b>Author of Report:</b>	Stephen Gill
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## SUMMARY

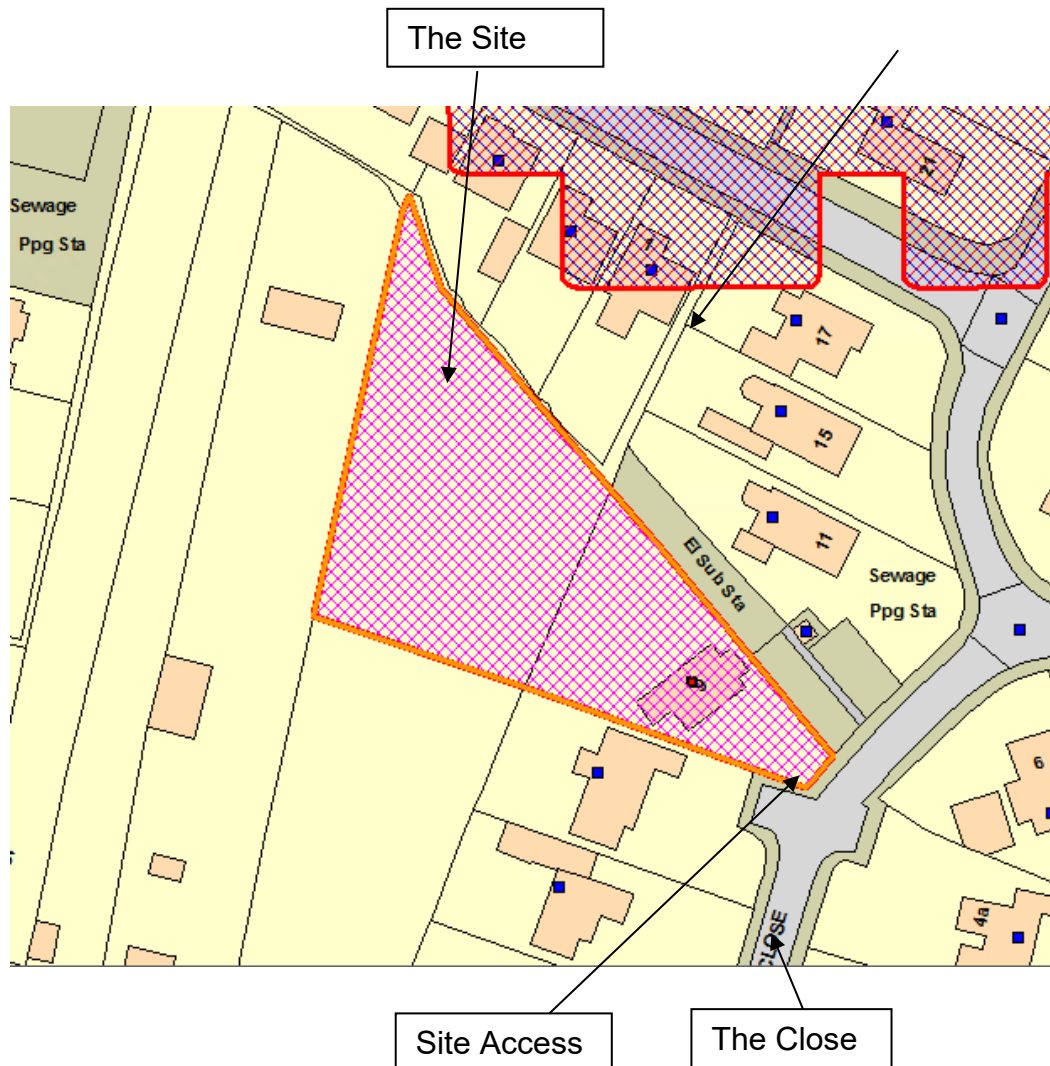
The proposal seeks full planning permission for the erection of three detached bungalows, on land that is designated as being within a Residential Policy Area in the Doncaster Local Plan.

The proposed development is acceptable in principle, and through a process of negotiation with the applicant, the density of the development has been reduced from four to three dwellings. In addition, the scale of the properties proposed has also been reduced to single storey bungalow type properties, to ensure that the proposal fits the character of the area better. The specification of materials and boundary treatments are conditioned to ensure an appropriate appearance.

There are no unacceptable amenity implications that would justify a refusal. The separation distances both within the development and in relation to existing residents that surround the site are acceptable for the reasons set out in the report. In addition, the proposed dwellings are spacious and meet the requirement of the Nationally Described Space Standards.

Overall, there are no negative aspects of the scheme that would outweigh the benefit of developing the site for a residential use in the planning balance, and on that basis, the development is recommended for approval.

**RECOMMENDATION: GRANT subject to conditions**



## 1.0 Reason for Report

- 1.1 The application is being presented to Members due to the high level of public interest in the application.

## 2.0 Proposal and Background

- 2.1 The application proposes the demolition of the existing bungalow and the erection of three large detached bungalows, with associated parking. Each bungalow would have an integral garage, plots 1 & 2 would have 3 beds and plot 3 would have 4 beds. The scheme has been reduced from a proposal for 4 two storey dwellings for the reasons set out in this report.

## 3.0 Site Description

- 3.1 The site is a triangular shaped piece of land located on a residential street. The street scene is characterised by bungalows, which are set back from the street scene by

good-sized front gardens. The properties generally feature small brick wall boundary treatments to the front of the properties.

#### **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>
22/00335/DEM	Demolition of bungalow and attached garage	Prior Approval Not Required
20/00469/FUL	Erection of one replacement dwelling and erection of two new dwellings (amended proposal).	Withdrawn

#### **5.0 Site Allocation**

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

#### **5.2 Local Plan**

5.3 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:

- Local Plan Policy 10 : Residential Policy Areas
- Local Plan Policy 13 : Promoting sustainable transport in new developments
- Local Plan Policy 29 : Ecological Networks (Strategic Policy)
- Local Plan Policy 30 : Valuing Biodiversity and Geodiversity (Strategic Policy)
- Local Plan Policy 32 : Woodlands, Trees and Hedgerows
- Local Plan Policy 41 : Character and Local Distinctiveness (Strategic Policy)
- Local Plan Policy 42 : Good Urban Design (Strategic Policy)
- Local Plan Policy 44 : Residential Design (Strategic Policy)
- Local Plan Policy 45 : Housing Design Standards (Strategic Policy)
- Local Plan Policy 48 : Landscaping of New Developments
- Local Plan Policy 54 : Pollution
- Local Plan Policy 55 : Contamination and Unstable Land
- Local Plan Policy 56 : Drainage

5.4 The relevance of each policy will be discussed in the assessment of the application below.

## **5.5 National Planning Policy Framework (NPPF 2021)**

5.6 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:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change

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

5.8 No neighbourhood plan is relevant to this application.

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

5.10 Doncaster Council adopted the Biodiversity Net Gain Supplementary Planning Document (SPD) in September 2022, and the document is a material consideration in decision-making.

5.11 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 neighbour notification letters.

6.2 Ten representations were received as part of the initial consultation process, four of which have been received from two households. The representations raise the following concerns (in summary):

- The existing sewer infrastructure cannot cope with the existing properties and the proposal will add to an existing problem.
- No site notice has been posted at the site.
- Detrimental impact on views and privacy and the proximity of the development to neighbouring boundaries.
- Potential noise impacts of additional traffic, and concerns in respect of the traffic that will be generated from the development.
- The density of the development should be reduced.
- The scale of type of properties are not in keeping with the area.
- The development would look very unsightly in the area.

6.3 The application was then reduced in scale to three bungalows and a re-consultation process was undertaken. As a result of that further consultation, three representations were received, which raised the following concerns:

- Drainage and sewerage issues that already exist.
- Additional vehicles coming in and out of the site will increase hazards for children.
- The plans seems to encroach on the adjacent ransom strip to the north.
- The development still continues to be overdevelopment.
- Noise and dust from the demolition and construction phase of development.
- Loss of privacy for existing residents surrounding the site.
- The established trees within the site have been removed.

## **7.0 Parish Council**

7.1 Cantley with Branton Parish Council object to the application as they feel it would not be in keeping with the area. The Parish Council also conclude that additional traffic issues would be incurred to an already busy street, and the development represents overdevelopment of the site. Finally, the Parish Council also state that there are already drainage issues within the area, and they would want some comfort to know that this could be managed.

## **8.0 Relevant Consultations**

8.1 **CDC Drainage Officer** – No objection subject to condition

8.2 **CDC Ecology Officer** - No objection subject to condition

- 8.3 **CDC Highway Officer** – No objection subject to condition.
- 8.4 **CDC Pollution Control Team** - No objections subject to conditions
- 8.5 **CDC Tree Officer** – No objection subject to condition
- 8.6 **CDC Waste and Recycling Officer** - No objections.
- 8.7 **Internal Drainage Board** -No comments
- 8.8 **Severn Trent Water** - No comments.
- 8.9 **National Grid** - No comments.
- 8.10 **Yorkshire Water** - No objections but note the presence of utility equipment near the access.

## **9.0 Assessment**

### Principle of development

- 9.1 The site sits within a Residential Policy Area, and in accordance with Local Plan Policy 10, new residential development will be supported in principle, subject to the following criteria:
  - 1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and
  - 2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and
  - 3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.
- 9.2 Therefore, the principle of residential development is considered acceptable on the site, subject to the criteria listed above in Local Plan Policy 10 being met.

## **ENVIRONMENTAL SUSTAINABILITY**

### Design and Character

- 9.3 Local Plan Policies 41 and 44 seek for development to be sympathetic to the character of the area and to integrate well with the immediate and surrounding environment. Local Plan Policy 44(C) states that backland proposals will be supported where the loss of rear domestic gardens is minimised due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity. The policy accepts modest redevelopment on backland sites, subject to proposals being subservient to the host property and meeting the criteria A and B in

the policy. In addition, such development should generally conform to existing plot sizes and not lead to overdevelopment and/or a cramped appearance.

- 9.4 The scheme was originally for four, two storey dwellings, which were considered to be out of character for the locality and did not appear subservient to the existing bungalows on The Close. Following a discussion with the agent, amended plans were received for the current scheme, which offered a reduction in the amount of dwellings from four to three. The reduction in the number of dwellings, provides a lower density development which is more in keeping with its surrounding. The scheme also amended the design of the proposal significantly. The dwellings have been amended from two storey dwellings to low-level bungalows, with hipped style roofing, which reflects the type and style of the surrounding properties.
- 9.5 The bungalows to the rear of the development are larger in their massing than the frontage property in terms of development spread, and it is noted that the Local Planning Authority would normally look for subservient dwellings to the rear. However, the dwellings to the rear are well set back from the frontage bungalows, and it should also be noted that two storey dwellings are situated to the north, and with those factors considered, the bungalows at the rear themselves, will not look harmful to the main street scene or at the rear of the site. Overall, the design of the bungalows has been amended and better reflects the character of the existing bungalows on The Close.
- 9.6 In terms of materials and appearance, very little information has been submitted with the application. However, a suitably worded planning condition is to be attached to any decision notice to ensure that materials are agreed prior to the commencement of development. Similarly, in terms of boundary treatments, whilst the site plan sets out in parts what boundary treatments will be proposed, there are no images, colours or specifications, and therefore, this will need to be conditioned to ensure that these are agreed prior to implementation.
- 9.7 Concerns have been raised in the representations received in relation to the scale of development, the amount of dwellings proposed, and the fact that it is out of character. In response to this, the applicant has reduced the number of units proposed, the scale of the dwellings have also been reduced significantly in terms of height, and the house type has been changed to bungalows. The density and style of the development is now considered to be appropriate to the site following these amendments for the reasons set out in this Committee Report.
- 9.8 Overall, it is considered that the dwellings now sit comfortably within their respective plots, and the design and siting of the development is acceptable. The materials and overall appearance of the dwellings and boundary treatments will be acceptable subject to condition, and therefore, it is considered that the development complies with Local Plan Policies 10, 41, 42, and 44.

#### Highway Safety

- 9.9 Paragraph 110 of the NPPF states that development proposals should mitigate against any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety. Local Plan Policies 13, 42 and 46 requires, amongst other criteria, that site layouts function correctly and development should not result in unacceptable impacts on highway safety.
- 9.10 The Highways Engineer has reviewed the information submitted and does not object to the application. A new access through the site will be formed following the demolition of the existing dwelling. The access is wide enough at 4.5m to allow two vehicles to pass, and the specification of each driveway is considered acceptable, with space for two cars, a visitor space is also available.
- 9.11 Each dwelling has a footpath to the house, and the garage sizes proposed are considered to be sufficient in size for a vehicle. The Highways Engineer concludes that the road length within the site exceeds 20m in length and as such can accommodate a fire appliance in the case of an emergency, which is acceptable. A bin storage collection area has been provided for within the design to ensure efficient roadside collection to take place, which is acceptable.
- 9.12 Representations have been received in relation to the potential for additional traffic from the development. The development will result in three additional dwellings, and given the level of development proposed, the Highways Engineer does not consider it necessary for the applicant to submit a Transport Statement. The Highways Engineer does not have any concerns in relation to additional traffic generation and does not have any highway safety concerns. Therefore, highway safety impacts and additional traffic would not form a reasonable basis to refuse the application. On that basis, the development complies with Local Plan Policies 13, 42 and 46.

#### Drainage

- 9.13 Local Plan Policy 56 (Drainage) states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.
- 9.14 The site is within Flood Zone 1, and is not considered to be at a high risk of flooding. The Lead Local Flood Authority (“LLFA”) have been consulted and have requested a condition that will ensure that drainage details are submitted and agreed prior to the commencement of development. This will ensure that the site drains adequately in terms of surface water.
- 9.15 Representations have been received stating that there are already drainage issues within the area. As stated above, the LLFA have not raised any objections on drainage grounds, and whilst there could be existing drainage problems, this development cannot be used a mechanism to resolve existing issues, however, if there are issues then the development should not make an issue worse. The condition recommended by the LLFA, means that the applicant will need to submit



and agree a scheme to drain surface water from the site appropriately prior to the commencement of development. This will ensure that the site will drain appropriately for the developments lifetime.

- 9.16 Overall, the Drainage Team do not object to the application, and subject to suitably worded planning conditions, the development will comply with Local Plan Policy 56.

#### Impacts on Trees

- 9.17 Local Plan Policy 32 states that 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 presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees. In addition, Local Plan Policy 33 supports proposals that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features.
- 9.18 The Tree Officer has reviewed the planning application and does not object. Only an Oak Tree (T4) is left on the site, and subject to a condition in relation to tree protection for that tree, no major concerns have been observed. Representations have been raised due to the removal of established trees on the site. It should be noted that the trees on the site are not covered by a Tree Preservation Order.
- 9.19 Therefore, subject to the necessary conditions, the development is acceptable against Local Plan Policies 32 & 33.

#### Ecology

- 9.20 Local Plan Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Local Plan Policy 30 requires all applications to be considered against the mitigation hierarchy in accordance with National Policy. The Council use the DEFRA biodiversity metric to account for the impacts of a proposal on biodiversity and demonstrating that a net gain will be delivered. A minimum 10% net gain will be expected unless national standards increase this in the future.
- 9.21 The applicant has submitted a Biodiversity Net Gain Assessment, which was undertaken by Estrada Ecology. The Net Gain Assessment concludes that the site, with current proposed scheme design will result in a net gain for habitats of 12.67%, which can be delivered on site. However, in relation to hedgerows, there would be a net loss, and in order to improve the outcome for the metric, an ornamental hedgerow of 33m is to be planted. The applicant has submitted details of a mixed species hedgerow comprising hawthorn, blackthorn and holly, which will be delivered to the north west of the site (at the rear boundary of plot 3).

- 9.22 The Councils Ecology Officer has reviewed the assessment, and does not object on ecology grounds, subject to a condition for a management and monitoring plan for the proposed habitats. Therefore, the development is considered to comply with Local Plan Policies 29 & 30 by achieving in excess of the minimum 10% Biodiversity Net Gain requirement.

#### Contaminated Land

- 9.23 Local Plan Policy 54 (A) requires an assessment of the risks to public health to be provided and assessed. Local Plan Policy 55 states that land suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate Preliminary Risk Assessment.
- 9.24 A preliminary risk assessment has been provided, however, given that it is over two years old, the Pollution Control Team required an update on the current ground conditions. With that considered, the Pollution Control Team have recommended conditions that will require an updated contaminated land assessment to be carried out and submitted. Therefore, subject to conditions, the development will comply with Local Plan Policies 54 & 55.

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

- 9.25 Following the amendments discussed above, the development would not harm the street scene or character of the local area. In addition, there would be no adverse impacts to highway safety that would justify a refusal. The development is acceptable in terms of ecology, drainage, trees and contaminated land. Therefore, the development complies with Local Plan Policies 10, 29, 30, 32, 33, 41, 42, 44, 46, 54 and 55.

#### **SOCIAL IMPACTS**

##### Residential Amenity

- 9.26 Local Plan Policy 44(A) states that developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space. In addition, Local Plan Policy 45 sets out a requirement that all new homes must meet the criteria in the Nationally Described Space Standards ("NDSS")
- 9.27 Paragraph 130 of the National Planning Policy Framework seeks, amongst other things, to ensure developments will function well and promote health and well-being with a high standard of amenity for existing and future users.

- 9.28 Concerns in respect of potential impacts to privacy and residential amenity have been raised in the representations submitted, and in this section, these comments will be considered.
- 9.29 When considering living standards and residential amenity, separation distances are an important factor to ensure the existing and future occupants have adequate levels of privacy. The Transitional Developer Guidance states that a distance of 21m should be achieved (back to back) for 2 storey properties and no less than 12m front to front. The development proposes ground floor bungalows, with no first floor. Given that the windows will be at ground floor level, this minimises the potential for overlooking. Plots 2 & 3 sit side by side, however, the windows that are situated in the side elevation of each property will be shielded by a boundary fence, which prevents privacy from becoming a fundamental issue.
- 9.30 The distance between Plots 1 & 2 (at the closest point) would be 11.3m, at this point both dwellings are single storey, Plot 2 has a blank wall, and a boundary fence divides the properties, meaning privacy will not be compromised. The distance between the side elevation of Plot 3 and the closest property on Sandhills Way is approximately 15m, and although there is a bathroom and bedroom window in the side elevation of Plot 3, this is at ground floor level. The distance between the development and the properties on Hillcrest Drive is in excess of 40m, which is acceptable, and the distance between Plot 2 and the closest dwelling granted to the south under planning application 20/02837 is 12m. This is again acceptable given the single storey nature of this development. In terms of relationship between Plot 1 and the neighbouring properties opposite on the main street scene of The Close, this is in excess of 30m, which is acceptable.
- 9.31 In relation to garden sizes, the South Yorkshire Residential Design Guide (SYRDG) recommends the provision of at least 50sqm of private outdoor amenity space for 2-bedroom dwellings, and at least 60sqm of outdoor amenity space for 3-bedroom dwellings. When we consider the rear garden sizes proposed in this instance for each of the plots, these are as follows:
- Plot 1 = 152 sq.m
  - Plot 2 = 156 sq.m
  - Plot 3 = 244 sq.m
- 9.32 The rear garden spaces are substantial in size and are more than adequate for the amount of bedrooms being created in each property.
- 9.33 The rooms within each property will meet the requirements set out in Nationally Described Space Standards, which is acceptable. This will ensure that amenity of the future occupants will be maintained to an acceptable standard.

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

- 9.34 Overall, it is considered that the development demonstrates adequate separation distances, acceptable outdoor and indoor amenity spacing and the development will not have any unacceptable impacts on the surrounding residents, and this complies with Local Plan Policies 44 & 45 and NPPF section 12.

## **OTHER MATTERS**

- 9.35 Many of the points raised in the representations have been discussed in the report, the following addresses any other matters raised.
- 9.36 A concern was raised because no site notice had been posted at the site. The development has been advertised accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of council website and neighbour notification letters. There is no requirement in the legislation to post a site notice for this type of development.
- 9.37 The potential for noise and dust was also raised as a concern during the construction phase of development. This matter can be appropriately dealt by way of a condition that will ensure that the applicant submits a Construction Management Plan that will agree appropriate working methods during the construction phase of 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. In terms of the planning balance, the principle of development is acceptable, the design proposals are now acceptable and there would be no adverse impacts to residential amenity for the reasons set out in this report. In addition, there are no fundamental technical issues that would prevent the development of the site. The development would deliver three family sized homes, which is considered a significant benefit.
- 10.2 In terms of harm, this is considered to be minimal and matters such potential impacts from noise, dust and drainage, can be adequately controlled through conditions.
- 10.3 Based on the above, it is considered that the development accords with the adopted Local Plan and should be approved without delay in accordance with NPPF Paragraph 11.

## **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**

1. 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.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows.
  - Site Plan (Reference 22.001.2 Revision D)
  - Plot 1 House Type (Ref: 22.001.3)
  - Plot 2 House Type (Ref: 22.001.4 Revision A)
  - Plot 3 House Type (Ref: 22.001.5 Revision B)
  - Street Scene & Site Cross Section (Ref: 22.001.6 Revision)

## REASON

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

3. Prior to any above ground works at the site, details of the proposed external materials and boundary treatments 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.

4. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection area of the oak tree (T4) shown for retention on the approved plan that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

## REASON

To ensure that the oak tree (T4) is protected from damage during construction in accordance with Local Plan Policy 32.

5. Prior to the commencement of development a Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for

approval in writing. The Management Plan shall be based on the proposals set out in the Biodiversity Impact Assessment report (Estrada Ecology 1<sup>st</sup> March 2023, Ref: SQ-956) and detail the following:

- The baseline biodiversity assessment against which an uplift in biodiversity unit value will be monitored.
- The project's biodiversity unit targets.
- A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for a minimum of 30 years.
- The details of when target condition will be achieved and how it shall be maintained.
- A detailed monitoring plan that will be used to inform any potential changes to the ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports. Monitoring reports will be provided to the Local Planning Authority by the end of years 1,2,5,10,20, and 30 of the monitoring period.
- The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the biodiversity net gain delivery.
- Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management.

Once approved the Management and Monitoring Plan shall be implemented in full and any subsequent changes to management as a result of findings from the monitoring approved in writing with the Local Planning Authority.

#### REASON

To fulfil specifically the requirements of Local Plan policy 30B and enhance local ecological networks in accordance with Local Plan policy 29.

6. Prior to any above ground works at the site, full details of both hard and soft landscape works with an associated implementation plan, shall have been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.

All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or

plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

**REASON:**

Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Doncaster Local Plan Policy 46

7. The development hereby granted shall not be begun until details of the foul and surface water 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 complete and 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.

8. 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).

a) The Phase 1 desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding

environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

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

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

#### REASON

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

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

#### REASON:

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

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

#### REASON:



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

11. No construction works shall commence until full details within a Construction Management Plan (CMP) having regard to highway works and methods to protect residential amenity has been submitted to and approved in writing by the Local Planning authority, the details shall include:

- Volumes and types of construction vehicles
- Identification of delivery routes;
- Identification of agreed access point
- Contractors method for controlling construction noise, dust, construction traffic and adherence to routes
- Size, route and numbers of any abnormal loads
- Swept path analysis (as required)
- Construction hours and period
- Temporary signage
- Wheel wash facilities
- Timing of deliveries
- Proposals for maintaining access to existing properties

The development shall be carried out in full accordance with the approved details.

#### REASON

In the interests of highway safety and residential amenity

12. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

#### REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

13. 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.

14. 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.

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

The applicant has amended the proposal during the consideration of the application to reduce the number of dwellings from 4 to 3 and to change the design from 2-storey to bungalows.

**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**



