

Application	05.
--------------------	------------

Application Number:	22/01376/FUL
----------------------------	--------------

Application Type:	Full Application
--------------------------	------------------

Proposal Description:	Erection of two, four-bedroom dwellings at the rear of 65 Station Road
At:	65 Station Road, Hatfield, DN7 6QN

For:	Dantom Homes Developments Ltd
-------------	-------------------------------

Third Party Reps:	2 representations in opposition	Parish:	Hatfield Town Council
		Ward:	Hatfield

Author of Report:	Rebecca Larder
--------------------------	----------------

SUMMARY

The proposal seeks full planning permission for the erection of two detached dwellings within the rear curtilage of No.65 Station Road, Hatfield.

The application site is located in a Residential Policy Area, where Policy 10 of the Local Plan supports residential developments provided that they provide an acceptable level of residential amenity, protect and enhance the qualities of the existing area, and meet other development plan policies including those relating to flood risk, open space, design and sustainable construction. The proposed development is therefore acceptable in principle provided it meets other development plan policies.

There are no unacceptable amenity implications. The separation distances both within the development and in relation to existing residents that surround the site are acceptable. In addition, the proposed dwellings meet the requirement of the Nationally Described Space Standards.

The proposed plans have been amended (12/06) to try and overcome concerns raised by the Case Officer however, the design and layout is still considered inappropriate to the site setting. The siting of the proposed dwellings represent poor design that does not respect the character of the locality therefore it is recommended the application is refused. This is discussed in detail within the main body of this report.

RECOMMENDATION: REFUSE

Grange Avenue

Station Road

Proposed access



The Site

Host dwelling (No 65)

1.0 Reason for Report

- 1.1 The application is being presented to Members at the request of a Ward Councillor Linda Curran, who is in favour of the application.

2.0 Proposal and Background

- 2.1 The application proposes to erect two detached dwellings, with associated parking to the rear of No65 Station Road. Each dwelling would comprise of an open plan kitchen/living/dining area with bi-fold doors at the rear, with a separate living room on the front. Both properties would have 4 beds, two of which are double rooms and two single rooms.

3.0 Site Description

- 3.1 The site currently forms part of the rear garden belonging to 65 Station Road. 65 Station Road itself is a modern detached dwelling built in a red brick with brown UPVC windows. The property is set back from the highway and has a substantial driveway to the front and partially down the side of the property. There is a large narrow garden area to the rear which is proposed to be subdivided into three for two new dwellings and an amenity area for the host dwelling.
- 3.2 The surrounding properties are varied in terms of their age, style and design. There are a mixture of bungalows, dormer bungalows and two storey dwellings within the street. There are no prevailing materials or specific characteristics within the street scene, the properties are very much varied in terms of their design, and each plot very much has its own identity and character. Similarly, the frontages are also very much varied with a variety of different hard standings and boundary treatments.

4.0 Relevant Planning History

- 4.1 There is no site history.

5.0 Site Allocation

- 5.1 The site is located within a Residential Policy Area as defined by the Local Plan (2021). The site also lies within Flood Zone 3 according to Environment Agency Flood Maps so is at high residual risk from main river flooding.

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
- Local Plan Policy 57: Flood Risk Management

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 Two representations were received as part of the consultation process. The representations raise the following concerns (in summary):

- Overlooking/loss of privacy
- Overdevelopment
- Out of character development
- Drainage/sewer issues at the site

7.0 Parish Council

7.1 The Town Council have provided no comments on this application.

8.0 Relevant Consultations

8.1 Drainage:

No objection subject to condition.

8.2 Environment Agency:

No objection subject to condition.

8.3 Ecology:

No objection subject to condition.

8.4 Highway Officer:

No objection subject to condition.

8.5 **Pollution Control:**
No objections subject to conditions

8.6 **Tree Officer:**
No objection subject to condition

8.7 **Waste and Recycling:**
No objections.

8.8 **Planning Policy (Flooding):**
No objection subject to EA & Drainage comments being satisfied.

8.9 **National Grid:**
No comments received.

8.10 **Yorkshire Water:**
Yorkshire Water raised an initial objection to the proposal. On the Statutory Sewer Map, there is an unspecified diameter public combined 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. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over. The easternmost external wall of the easternmost plot appears to be directly over the sewer by a total of our maximum tolerance of 10 (ten) metres, which is not acceptable. In addition, the foundations of the exterior wall could bear additional loading on the sewer either directly over or laterally, which would not be acceptable. Amended plans and additional drainage information were submitted and the Yorkshire Water objection has now been removed and a condition has been requested if permission is granted.

9.0 **Assessment**

9.1 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’.

9.2 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.

9.3 The main issues for consideration under this application are as follows:

- Principle of development
- Design and Impact upon the character and appearance of the surrounding area
- Impact upon residential amenity

- Impact upon highway safety
- Trees
- Flood Risk and Drainage
- Air Pollution and Contaminated Land
- Ecology
- Overall Planning Balance

9.4 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

Principle of development

9.5 The site lies 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.

9.6 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

9.7 Section 12 of the NPPF states that planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but for the lifetime of the development; and b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

9.8 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.

- 9.9 Policy 41, A) states proposals will be supported where they are of a high quality design that contributes to local distinctiveness, recognise and reinforce the character of local building traditions, and respond positively to their context
- 9.10 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. In addition, such development should generally conform to existing plot sizes and not lead to overdevelopment and/or a cramped appearance.
- 9.11 The site comprises part of the existing garden of No. 65 Station Road. The site is enclosed by the rear gardens of properties on Station Road, Grange Avenue and Ash Hill Crescent. The scheme as proposed is for two, two storey dwellings. The existing site is relatively narrow in comparison to surrounding properties, with a width of approx. 16m and a length of 75m. At present there is a large detached dwelling facing onto Station Road which is situated approximately 15m from the highway, leaving a large rear garden area.
- 9.12 The properties to the rear of the site are semi-detached properties and are smaller in their massing than the properties along Station Road. The properties along Station Road are typically large detached properties, with large driveways to the front. The proposal is for two dwellings at the rear, given how narrow the site is, the dwellings have a 'cramped in' appearance, having a width of only 5.9m with a 1m gap between the two at the front. The properties are also significantly longer in terms of their length at 14m, the overall shape and positioning of the properties within the site detracts from the wider residential design in the area.
- 9.13 The overall layout of the proposed development together with the scale of the proposed dwellings appears cramped and 'forced' into the relatively small application site. The 'crammed in' layout results in an unsatisfactory design, which fails to consider the wider context of the site and character of the locality. The proposal therefore fails to accord with Policy 41 and specifically Policy 44 (C).
- 9.14 Backland development is not uncommon within the street scene along Station Road, however other similar types of development conform a more appropriate layout that does not overdevelop the site in which it is built.
- 9.15 Furthermore, the proposed plans have been amended to reduce the height of the dwellings to give a more subservient appearance. Whilst the amendments somewhat reduce the massing of the dwellings the alteration is negligible and the proposed properties still appear to compete with the main dwelling thus fails to appear subservient. Therefore, the proposal does not accord with Policy 44 (c) of the Local Plan.

- 9.16 Concerns have been raised in the representations received in relation to the scale of development and the fact that it is out of character with the area and design of the original development.
- 9.17 Discussions were had with the agent in regards to removing one of the proposed dwellings to allow for a single dwelling that would sit more comfortably within the plot. This would have achieved a lower density development, which is more in keeping with the surroundings and would be subservient to the host dwelling. The applicant did not want to redesign the development to this effect.
- 9.18 In terms of materials and appearance, the properties are proposed to be brick built with white UPVC windows and concrete roof tiles. The surrounding properties are predominantly brick in a variety of colours/textures so there would be no objection to the use of brick. Similarly, the roof tiles and windows would blend with the surrounding properties and there is no concern in relation to the materials chosen.
- 9.19 Overall, it is considered that the dwellings sit awkwardly within the site, giving a 'cramped in' appearance that overdevelops the site, contrary to Policy 44 of the Local Plan. The design and siting of the proposed dwellings represent poor design that does not respect the character of the locality therefore does not accord with Policies 10, 41 or 44 of the Local Plan.

Highway Safety

- 9.20 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 44 requires, amongst other criteria, that site layouts function correctly and development should not result in unacceptable impacts on highway safety.
- 9.21 The Highways Officer has reviewed the information submitted and does not object to the application. A new access through the site will be formed down the side of the existing property. The access is 4.8m wide for 10m back to allow two vehicles to pass on entrance/exit, and the dimensions of each driveway is considered acceptable, with space for two cars per dwelling. The proposal would be acceptable in terms of highways safety and accords with the SYRDG and Policy 13 of the Local Plan.

Drainage / Flood Risk

- 9.22 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.
- 9.23 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.

- 9.24 Overall, the Drainage Team do not object to the application, and subject to conditions, the development will comply with Local Plan Policy 56.
- 9.25 The site is within Flood Zone 3 and is therefore at a high risk of flooding. The submission documents include a Sequential Test. This includes evidence of other land having been searched for in lower flood risk areas. At the time of the search, no reasonably available sites were available and/or in a lower risk of flooding or had been established therefore complies with the Policy requirements of Policy 57, and Council's Technical Guidance. However, it is a requirement that the Exception Test is also met.
- 9.26 In terms of the Exception Test, the floor levels of the new property will be raised 450mm above the ground level to protect the development from future flood risk. In addition, there is a first floor to the property, which means the occupants have a place of safety in any emergency. Therefore considered, in the unlikely event that the property floods, the proposed measures are considered acceptable to protect future occupants. A range of other safety measures have also been recommended in the exception test and flood risk assessment document, including:
- Electricity supply cables to enter building from above flood level and wired downwards; electric sockets to be positioned at least 450mm above floor level.
 - Anti-flood valves on internal building drainage.
 - External doors to have bespoke gaskets and seals to minimise the ingress of water into the dwelling
- 9.27 Overall, the proposal demonstrates the properties will be flood resilient and therefore, it is considered that the development passes the Exception Test. In terms of the Exception Test, the applicant has demonstrated that there are wider sustainability benefits that outweighs the residual risk such as making a modest contribution to housing supply in a Main Town and utilising a windfall site within a sustainable location
- 9.28 The proposed finished floor levels are 3.65m AOD and EA are satisfied that this is sufficient to minimise the risk of flooding. Additional flood resilient measures have also been included within the Flood Risk Assessment and would be conditioned as such should the application be approved.
- 9.29 Overall, the details in the submission demonstrate the properties will be flood resilient and provide wider sustainability benefits that outweigh flood risk as well as made safe for its lifetime and therefore considered to pass the Exception Test.
- 9.30 Yorkshire Water raised initial concerns in relation to a sewer that runs underneath the site however, this issue has subsequently been overcome through the

submission of additional drainage information, and therefore there is no objection from Yorkshire Water subject to conditions.

- 9.31 Overall there is no concern in relation to drainage or flooding of the site thus the proposal accords with Policies 56 and 57 of the Local Plan.

Impacts on Trees

- 9.32 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.
- 9.33 The Tree Officer has reviewed the planning application and does not object. The trees on site are to be retained but will likely be unaffected by the proposal, a condition has been proposed in relation to tree protection to ensure the trees would be protected during construction activities should the application be approved.
- 9.34 Therefore, subject to the necessary conditions, the development is acceptable against Local Plan Policy 32.

Ecology

- 9.35 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.
- 9.36 The proposed development would occupy land which is an extended garden with the usual mix of grassland, trees, shrubs and probably some overgrown areas with a variety of small built structures. The ecologist has advised no biodiversity net gain assessment is required in this instance. Although a condition has been requested should the application be approved. In relation to ecological enhancements, that include functional provisions (roosting and nesting sites) extending into semi-natural habitat provision and the use of native species in tree and shrub planting proposed.
- 9.37 Overall, the development is considered to comply with Local Plan Policies 29 & 30 and there is no objection on ecological grounds.

Contaminated Land

- 9.38 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.
- 9.39 The Pollution Control Team have recommended conditions that would require a contaminated land assessment to be carried out and submitted prior to commencement of development, should permission be granted. This would ensure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework.
- 9.40 Overall, subject to conditions, the development will comply with Local Plan Policies 54 & 55.

Conclusion on Environmental Issues

- 9.41 The development as proposed would present a 'cramped in' appearance contrary to Policy 44C of the Local Plan. The layout and siting of the proposed dwellings does not take reference from the wider area and would fail to add to the overall quality of the locality. The height and density of the development is not subservient to the host dwelling and therefore is not in accordance with Policy 44C of the Local Plan. Whilst the development is acceptable in terms of highways, ecology, drainage, trees and contaminated land this would not outweigh the harm caused by the proposed design/layout of the development. To conclude, the proposal is considered contrary to Local Plan Policies, 10, 41, and 44 of the Local Plan and this carries significant weight against the proposal.

SOCIAL SUSTAINABILITY

Residential Amenity

- 9.42 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")
- 9.43 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.

- 9.44 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.
- 9.45 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 both properties sit a minimum distance of 21m from surrounding residential properties which minimises the potential for overlooking. There are two landing windows that are situated in the side elevation of each property, these windows do not serve habitable rooms and could be conditioned to be obscure glazed to prevent a loss of privacy for both the neighbouring properties and future occupier.
- 9.46 At ground floor a boundary fence divides the properties, meaning privacy will not be compromised.
- 9.47 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. The rear garden sizes proposed in this instance for each of the plots, these are as follows:
- Plot 1 = 176sqm
 - Plot 2 = 106sqm
 - Host dwelling = 115sqm
- 9.48 The rear garden spaces are substantial in size and are more than adequate for the number of bedrooms proposed in each property.
- 9.49 The rooms within each property would meet the requirements set out in Nationally Described Space Standards, which is acceptable. This would ensure that amenity of the future occupants will be maintained to an acceptable standard.

Conclusion on Social Impacts.

- 9.50 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(a) & 45 and NPPF section 12 and carries moderate weight in favour of the application.

10.0 ECONOMIC SUSTAINABILITY

10.1 It is anticipated that there would be some short-term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however, this is restricted to a short period of time and therefore carries limited weight in favour of the application.

10.2 Conclusion on Economy Issues

10.3 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

10.4 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that, reason weighs in favour of the development.

11.0 PLANNING BALANCE & CONCLUSION

11.1 The proposal conflicts with paragraph 134 of the NPPF (2021) in that it fails to reflect local design policies and government guidance on design. The proposal is not in accordance with the aforementioned relevant policies in the Local Plan and this weighs considerably against the application.

11.2 Whilst the proposal would have limited impact on neighbouring amenity, the proposal is not considered sympathetic to the character of the surrounding area in terms of its layout, scale and overall design. The development as proposed would present a 'cramped in' appearance contrary to Policy 44C of the Local Plan. In addition, the height and density of the development is not subservient to the host dwelling, also contrary to Policy 44C of the Local Plan. The layout and siting of the proposed dwellings does not take reference from the wider area and would fail to add to the overall quality of the locality thus conflicting with Policy 41 of the Local Plan.

12.0 RECOMMENDATION – REFUSE PLANNING PERMISSION

12.1 MEMBERS RESOLVE TO REFUSE PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT FOR THE FOLLOWING REASON:

Conditions / Reasons

1. The proposed development will harmfully impact the character of the area by virtue of being an overdevelopment of the site and result of the 'cramped in' appearance. The proposed dwellings are inappropriate in terms of their scale and massing, which together with their layout and positioning introduces an over-dominating appearance, which is not in keeping with the street scene. The application proposal is therefore discordant with Policy 10- Parts A(2) and A(3); Policy 41- Part A, and Policy 44- Parts B and C of the Doncaster Local Plan

(adopted September 2021) and paragraph 134 of the National Planning Policy Framework (2021)

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

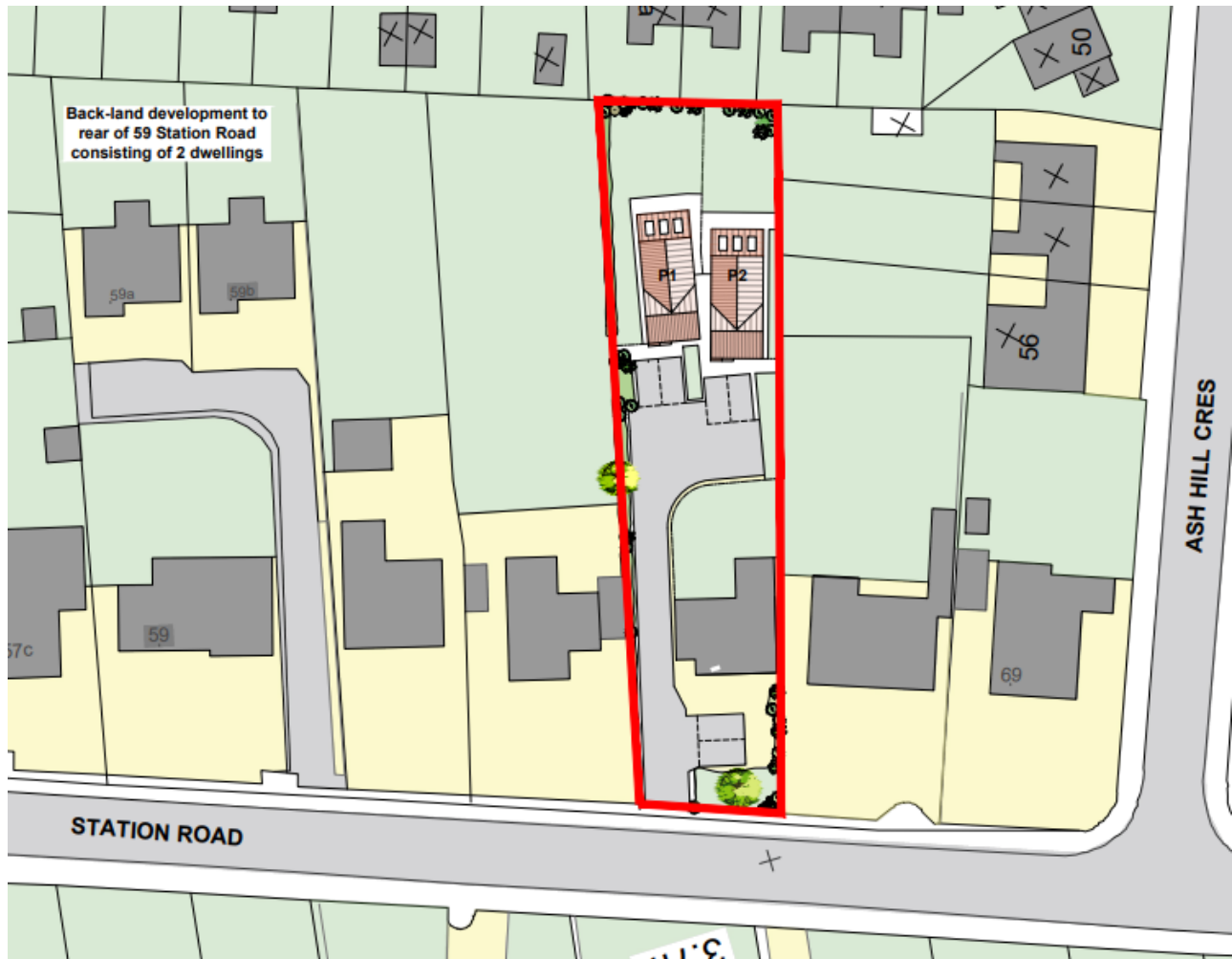
The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family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

APPENDIX 1 – Location Plan



LOCATION PLAN

APPENIDIX 2 – Site Plan



APPENDIX 3 – Existing and Proposed Street Scene

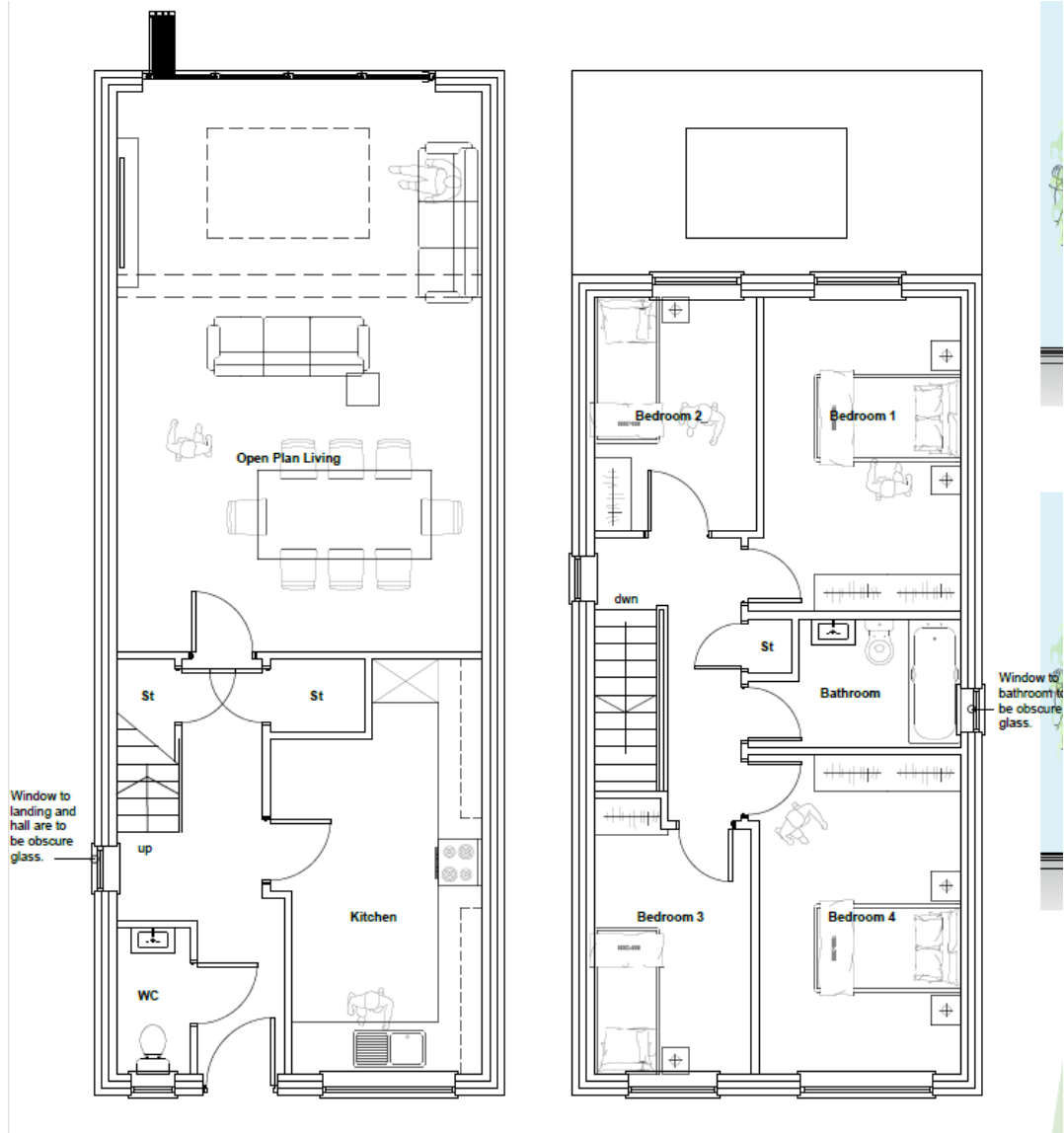


PROPOSED STREET SCENE
Scale 1:100 @ A1



EXISTING STREET SCENE
Scale 1:100 @ A1

APPENDIX 4 – Proposed Elevations and Floor Plans





PROPOSED SIDE ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

PROPOSED FRONT ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

PROPOSED SIDE ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

PROPOSED REAR ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

APPENDIX 5 – List of conditions should members resolve to grant planning permission.

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 must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and documents listed below:

Proposed Plans – Drawing No 3749-02G – Amended 05/06/2023

Site Plan – Drawing No 3749-03 – Received 05/06/2023

Sequential and Exceptions Test – Received 05/08/2022

REASON

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

3. 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.

4. The development shall be carried out in accordance with the details shown on the submitted plan, "'Surface Water & Foul Water Detailed Drainage Design' 3648 prepared by J Roberts, dated December 2022".

REASON

In the interest of satisfactory and sustainable drainage

5. No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing details of the species, 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 and a timescale of implementation. 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. 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 core strategy policy CS16: Valuing our Natural Environment

6. Before the first occupation of the development hereby permitted, the side elevation landing windows indicated on the approved plans shall be permanently obscure to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures. The window shall be permanently retained in that condition thereafter

REASON

To ensure that the development does not impact on the privacy of neighbouring residences.

7. 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.

8. 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.

9. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of the boundary hedgerows 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. Hedgerow 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 hedgerow protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all hedgerow 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 all hedgerows are protected from damage during construction in accordance with Policy 32.

10. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

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

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

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

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

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

REASON

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

11. 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.

12. 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.

13. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

14. Within two months of the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site: Photographic evidence of implementation must be submitted the Local planning Authority.

- 1 No. Bat box of the Beaumaris Woodstone type or similar is erected at a height and location on one of the new dwellings
- 2 No. Swift boxes mounted in close proximity in a north east/north west orientation at maximum height.
- The use of native species in a landscape scheme which provides suitable habitat for a range of bird and other species
- Any new solid fences to have hedgehog access holes 13cmx13cm in two locations.

REASON

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

15. The development shall be carried out in accordance with the submitted flood risk assessment (ref 3749/02/DAS/DO, compiled by Building Link Design Architects) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 3.65 metres above Ordnance Datum (AOD).

- Resilience measures shall be implemented to at least 4.1mAOD (as detailed in the FRA).
- There shall be no ground floor sleeping accommodation

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON

To reduce the risk of flooding to the proposed development and future occupants

16. Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON

To safeguard the amenities of the occupiers of the adjoining properties.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy 10 of the Doncaster Local Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy 10 of the Doncaster Local Plan.