



Development and Planning

Delegation Report

AUTHORITY UNDER LOCAL GOVERNMENT ACT 2000
DELEGATED POWERS

Application No:	20/01606/FULM
Case Officer:	Mel Roberts
Recommendation:	Planning Permission GRANTED (Sec106)
Date of Recommendation:	4th July 2022

Delegation Compliance:

1. This application is in accordance with adopted scheme of delegation.

Yes

Senior / Principal Officer Declaration

I certify that, in my opinion, the determination of the application meets the Agreed Scheme of Delegation and that the Recommendation is acceptable.

Delegation and Recommendation Authorised By:

A.Suddes

Date:

07.07.2022

This application is in accordance with adopted scheme of delegation:

Yes

Proposal and background

This application seeks planning permission for the erection of 18 dwellings on land off Hatfield Lane, Armthorpe. The proposal comprises 9 houses and 9 bungalows, with the bungalows being situated on the southern boundary closest to the existing bungalows on Mercel Avenue. The bungalows have bedrooms in the roofspace with velux windows on the rear. This site forms part of the wider housing site to the north approved under reserved matters application 20.01421.REMM and is well under way with construction. The reason this site is being applied for separately is that it was not in the ownership of the applicant at the time the outline application was approved in October 2017 under reference 12.00188.OUTM. It still forms part of the same site and the same allocation for housing in both the Local Plan and the Neighbourhood Plan and makes up no more than 400 houses allowed under the policy of the Neighbourhood Plan (with 382 being approved under the reserved matters).

Site Description

The site is located to the east of Hatfield Lane, Armthorpe, Doncaster. The site itself comprises a small section of an improved grassland arable field. The wider housing site lies to the north and east with existing dwellings to the south on Mercel Avenue. The land to the west of Hatfield Lane benefits from reserved matters approval for 400 dwellings under 20.01694.REMM on June 2021.

Relevant Planning History

There is no planning history on this site, but the land immediately to the north has consent for 382 dwellings under reference 20.01421.REMM.

Planning Policy Context

National Planning Policy Framework

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 NPPF is a material consideration in planning decisions and the relevant sections are outlined below.

Paragraphs 7 to 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development. One of the three overarching objectives of the NPPF is to ensure a significant number and range of homes are provided to meet the needs of present and future generations (paragraph 8b).

Paragraph 63 requires on site provision of affordable housing where a need is identified.

Paragraph 110 sets out that in assessing specific applications for development, it should be ensured that

- a) appropriate opportunities to promote sustainable transport modes can be or have been taken up, given the type of development and its location
- b) safe and suitable access to the site can be achieved for all users
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

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 (paragraph 126).

Local Plan

The site is allocated for housing in the Doncaster Local Plan, which reflects its allocation in the Armthorpe Neighbourhood Plan.

Policy 1 identifies Armthorpe as a Main Town, which is a focus for substantial housing growth.

Policy 2 states that the Local Plan's strategic aim is to facilitate the delivery of at least 920 new homes each year over the plan period 2018 to 2035 (15,640 net homes in total), with a total settlement allocation of 1,049 for Armthorpe.

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 per cent affordable homes in the borough's high value housing market areas or a lower requirement of 15 per cent elsewhere in the borough (including starter homes which meet the definition) on site.

Policy 13 sets out that new development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact to ensure that

- a) access to the development can be made by a wide choice of transport modes, including walking, cycling, private vehicles and public transport
- b) site layouts and the street environment are designed to control traffic speed through an appropriate network and street hierarchy that promotes road safety for all
- c) walking and cycling are encouraged with the development and beyond, through the design of facilities and infrastructure within the site and provision of linkages to the wider network
- d) appropriate levels of parking provisions are made and
- e) existing highway and transport infrastructure is not adversely affected by new development. Where necessary, developers will be required to mitigate (or contribute towards) and predicted adverse effects on the highway network.

Policy 16 states that the needs of cyclists must be considered in relation to new development and in the design of highways and traffic management schemes to ensure safety and convenience. Provision for secure cycle parking facilities will be sought in new developments.

Policy 17 states that an increase in walking provision in Doncaster will be sought. Walking will be promoted as a means of active travel. Proposals will be supported which provide new or improved connections and routes, which enhance the existing network and address identified gaps within that network. The needs of pedestrians will be considered and prioritised in relation to new developments, in public realm improvements and in the design of highways and traffic management schemes.

Policy 21 sets out that all new housing and commercial development must provide connectivity to the Superfast Broadband network unless it can be clearly demonstrated that this is not possible.

Policy 28 deals with open space provision in new developments and states that proposals of 20 family dwellings or more will be supported which contribute 10 or 15 per cent of the site as on site open space to benefit the development itself, or a commuted sum in lieu of this (especially where the site is close to a large area of open space).

Policy 30 seeks to protect sites and species of local, national and international importance and requires proposals to meet 10 per cent net gain for biodiversity.

Policy 32 states sets out 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.

Policy 41 sets out that imaginative design and development solutions will be encouraged to ensure that proposals respect and enhance identity, character and local distinctiveness. In all cases, proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, neighbourhood and wider area, to inform the appropriate design approach.

Policy 42 states that high quality development that reflects the principles of good urban design will be supported. Proposals for new development will be expected to follow a best practice design process and where appropriate, use established design tools to support good urban design.

Policy 44 sets out that new housing will be supported where it responds positively to the context and character of existing areas and creates high quality residential environments through good design.

Policy 45 states that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants and shall meet the Nationally Described Space Standard as a minimum.

Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides a high quality, comprehensive hard and soft landscape scheme.

Policy 50 states that development will be required to contribute positively to creating high quality places that support and promote healthy communities and lifestyles, such as maximising access by walking and cycling.

Policy 54 sets out that where developments are likely to be exposed to pollution, they will only be permitted where it can be demonstrated that pollution can be avoided or where mitigation measures will minimise significantly harmful impacts to acceptable levels. This includes giving particular consideration to the presence of noise generating uses close to the site.

Policy 56 states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water runoff are managed appropriately and to reduce flood risk to existing communities.

Policy 65 states that developer contributions will be sought to mitigate the impacts of development through direct provision on site, provision off site, and contributions towards softer interventions to ensure the benefits of the development are maximised by local communities.

Armthorpe has a Neighbourhood Plan that was adopted in November 2018. Policy ANP1 states that permission will be given for new housing on two sites including this site (the Lings) for between 350 and 400 dwellings. Policy ANP2 states that proposals for new housing must be well integrated with the existing village and surrounding environment and services. Subject to viability and land ownership considerations, they will need to incorporate good connections to the rest of the village and the village centre in particular, be good quality design and provide new facilities that can be shared with adjacent areas e.g. open space. Policy ANP5 requires all new housing to be of high quality and designed to reflect local character. Policy ANP7 states that any development on this site shall provide for affordable housing, education contributions and open space. There should be a recognition of the role that the site plays in establishing a gateway to Armthorpe village and provide connections to local facilities. It shall include a highway design which minimises traffic impact on the existing highway network and is designed to reduce inconvenience to the users of the local road network during construction and following completion of the development. Policy ANP25 states that developers must provide publicly accessible open space in accordance with the site specific policies on housing allocations and windfall sites. Where feasible, open space should connect to other open spaces and provide links to new and existing pedestrian and cycle routes. Policy ANP27 requires sustainable urban drainage to be incorporated into new development as part of the overall proposals for drainage.

Other material planning considerations

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.

Representations

The application has been advertised in the press, on site and with letters sent to all existing properties that border the site to the south. No objections have been received.

Parish Council

Armthorpe Parish Council was consulted, but made no comments.

Relevant Consultations

The Urban Design Officer has responded and has raised no objections.

Highways have responded and have raised no objections.

Ecology are satisfied with the amended BNG metric and the assessments now that urban gardens have been taken out. The BNG report is a well written and thorough report. It is pleasing to see included a tabulation of how the BNG Good Practice Principles are being satisfied through the proposals for on site and off site delivery of BNG and other ecological enhancements.

Trees. The phase 1 habitat survey shows that trees are not an issue. There will be unavoidable loss of the roadside hedgerow (H1) as a result of the reconfiguration of the highway. This hedge, whilst species poor, possibly derives from the 1774 Enclosure Act for the parish of Armthorpe. Regrettably, there has been much loss of hedgerows of similar heritage in Armthorpe for developments much bigger than this. This being the case, one has to be pragmatic and accept a landscape and ecology led approach to ensure for a net gain in biodiversity via landscaping. Regarding the landscaping, this is, of course, determined by wider design issues. My initial comments are that there are strong road frontage tree features and good planting of the internal POS's and of the other boundaries. However, within much of the street scene itself, the tree cover will be restricted to small trees in private gardens that will not make a long term contribution to the scheme. Strategically placed large species of trees should be considered in the highway.

Strategic Housing has raised no objection subject to the usual requirements for affordable housing provision.

Yorkshire Water has responded and has raised no objections.

Contamination. It is understood this is a standalone application, although it is linked to 12.00188.OUTM. A phase 1 has already been reviewed for this land (under 12.00188.OUTM), which recommends further risk assessment. In light of this, and to ensure consistency between applications for the same area, I strongly recommend CON 1 (without section a) is attached to any favourable permission.

Public Health has responded and has raised no objections to the HIA submitted.

Superfast South Yorkshire have asked for the standard condition.

Ward members

Councillor Tyas has written in, but his comments refer to the wider site to the north which has been approved under the reserved matters application. One comment that is relevant is his desire to see bungalows backing onto Mercel Avenue and that is the case with this application.

Assessment

Principle of Development

The site is allocated for housing both in the Armthorpe Neighbourhood Plan and the Local Plan and so is acceptable in principle. This application for 18 houses added to the 382 already approved under the reserved matters makes up the total of 400 allowed under policy ANP1 of the Armthorpe Neighbourhood Plan.

Design

The proposal has been designed to tie in with the approved development to the north. Details of materials, boundary treatments etc. have been provided and these are acceptable. The proposed dwellings all meet National Minimum Space standards. The Urban Design Officer has raised no objections. The proposal accords with policies 41, 42, 44 and 45 of the Local Plan.

Impact on Residential Amenity

The scheme has been designed to ensure that there is no loss of residential amenity, with adequate separation distances (around 25m) to existing residential properties on Mercel Avenue and also within the scheme itself. Bungalows are provided along the southern boundary to ensure that there will be no overlooking of existing dwellings.

Highways

The scheme has been designed with adequate parking provision and to ensure that there are no highway safety issues and no objections have been raised by the Highway Officer.

Ecology

An Ecology Report has been submitted with the application. The survey identifies the habitats on site as comprising improved grassland, tall ruderal, dense scrub and two young mature sycamore trees. The habitats were considered to be common and widespread and overall of low ecological value with the two trees offering the most value to wildlife. The site was considered to provide some limited opportunities for foraging and commuting bats, hedgehogs, common and widespread species of invertebrates and birds. No further surveys for these species are required due to the small scale of the site and limited habitats. A Bat Survey for the wider site showed that impact on bats is not an issue.

Mitigation measures for these species will be required to compensate for the loss of habitats. During the vegetation clearance works, the scrub areas should be hand searched for hedgehogs and be undertaken outside the bird nesting period (March to August inclusively). During the construction phase, good practice measures should be implemented to avoid mammals such as hedgehogs and badgers from becoming trapped and harmed.

The development should retain the two trees and incorporate native species planting wherever possible. Lighting spill should be avoided along the southern boundary and all new lighting should conform to best practice guidelines outlined in Bats and Artificial Lighting in the UK (2018). As mitigation for the loss of habitats, the development should contain new roosting and nesting opportunities for birds, bats and invertebrates on at least 10 per cent of the new buildings. A hedgehog highway should also be incorporated into the new gardens to maximise opportunities for this species. A BNG Assessment has been submitted. This shows a gain of 0.85 per cent. The application therefore accords with policy 30 of the Local Plan.

Flood Risk, Foul and Surface water drainage

The site falls within Flood Zone 1. Surface water onsite will be stored in an attenuation basin that is part of the wider housing development. This is shown on the engineering strategy drawings and is designed ensure the flow of water into local watercourses is at an acceptable and agreed flow rate in line with requirements from Severn Trent Water.

The FRA concludes that the development is suitable for this location and can be safely developed to mitigate all identified long term residual flood risks in this area. Furthermore, it is demonstrated that the layout may be developed to incorporate elements of drainage incorporating SuDS that will not only provide adequate runoff protection but will also provide an improvement in the runoff quality.

Planning obligations

In terms of developer contributions, the open space for this development is being provided on the larger housing site and is over and above the policy requirement even taking into consideration this site. Education have also confirmed that there is to be no education contribution for the larger development, as the data showed that there was no need. The only issue that this application needs to secure therefore is the provision of affordable housing. There is a requirement for 4 affordable units (based on 23 per cent) and this is to be secured through a 106 Agreement.

Summary

The proposal is in accordance with the Armthorpe Neighbourhood Plan and the Local Plan and all planning issues have been resolved. It is therefore recommended that planning permission be approved subject to a Section 106 Agreement that secures 4 affordable units.

Conditions / Reasons

01. STAT1 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. U0098842 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:
Drawing number 18-00 dated 14.02.2020 (Location plan)
Drawing number 18-01 Rev D dated 12.01.2022 (Site plan)
House type B
House type C
House type C1
House types C and C1 semi detached
House type L
Drawing number 19052_A_HT_GE_13 dated Jan 2020 (Semi detached bungalow)
Drawing number 19052_A_HT_UC_13 dated Jan 2020 (Semi detached bungalow)
Drawing number 19052_A_HT_GE_14 dated Jan 2020 (Bungalow)
Drawing number 05 dated Feb 2020 (Street scenes and sections)
Drawing number 06 Rev P2 dated 26.11.2020 (Boundary treatment plan)
Drawing number 07 dated Feb 2020 (Boundary treatment details)
Drawing number 08 Rev B dated 04.05.2021 (Materials plan)
Drawing number 02.03 Rev L dated 01.04.22 (Floor levels)
Drawing number SK01.03 dated March 2020 (Drainage Plan)
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. MISC11 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.

04. U0098848 Within 2 months of the commencement of development a Management Plan for proposed onsite habitats based on the report BWB, LDP2438 April 2021 shall be submitted to the Local Planning Authority for approval in writing. The Management Plan shall detail the following:
- i) An adaptive management plan for the site detailing the management measures to be carried out over the development of the site in order to achieve the target conditions proposed for each habitat parcel.
 - ii) Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.
 - iii) A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.
 - iv) That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 5, 10, 20, 25 and 30) immediately following habitat creation.
- Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by Local Plan policy 30B and the NPPF paragraph 174.

05. U0098849 No development shall take place until a Biodiversity Offsetting scheme based on the report BWB, LDP2438 April 2021 containing details of the required number of Habitat Units to be delivered off-site shall be submitted to and approved in writing by the Local Planning Authority. Off-site delivery shall be provided via arrangements with a third party provider. Details of the off-site scheme shall include the following:
- i) Details of agreements and evidence of contract(s) having been entered into with third parties for the delivery of the required biodiversity net gain offsetting of 1.01 Habitat Units.
 - ii) An adaptive management plan for the site detailing the management measures to be carried out to achieve target habitats and conditions according to DEFRA metric 2.0 habitat trading rules.
 - iii) Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.
 - iv) A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if

agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.

v) That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 5, 10, 20, 25 and 30) immediately following habitat creation.

Once approved in writing the agreed Biodiversity Offsetting scheme shall be implemented in accordance with the submitted details.

REASON.

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by Local Plan policy 30B and the NPPF paragraph 174.

06. U0098850 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 be based on the recommendations at Section 4.6 of BWB, LDP2438 April 2021, and will require the siting of bat and bird boxes on 40% all dwellings of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority.

REASON

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

07. U0098851 Prior to the commencement of the development hereby approved full details of a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. Unless as shall be specifically approved by the Local Planning Authority, the landscape scheme shall include a plan indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; a detailed specification for engineered tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within 3 months of completion of the development or alternative trigger to be agreed. Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified prior to backfilling any engineered tree pits to inspect and

confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

These details have not been provided and are required prior to commencement of development to ensure that a landscape scheme is implemented in the interests of environmental quality.

08. U0099903

The development hereby approved shall be carried out in accordance with the Construction Method Statement Rev A dated 02.12.2020.

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

09. U0098859

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 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.

b) 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.

c) 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.

d) 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.

Informatives

01. U0016609

INFORMATIVE

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 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

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

Justification

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

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

Ensure that the dwellings met National Space Standards

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.