



Doncaster Council

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The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.

The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to
<http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

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If this document does not include the Doncaster Council crest and an electronic signature please contact*
tsi@doncaster.gov.uk

20/00128/FUL

Scott Cardwell
Assistant Director of Economy and Development

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT www.doncaster.gov.uk TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **20/00128/FUL**

Proposal **Change of use of 19 and 21 Auckland Road back to dwelling houses, erection of rear extensions to 19, 21, 23 and 25 Auckland Road and partial demolition of rear projection at 21 Auckland Road.**

Location **19 - 25 Auckland Road Wheatley Doncaster DN2 4AF**

Dated **14th May 2020**

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

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:

amendments to detailing of dormers, doors and windows in interest of appearance of the building within the conservation area

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01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

CS/02931/2 Existing Floor Plans (inc site plan and location plan)

CS/02931/3A Proposed Ground Floor Plans 19 to 25 revisions A February 2020

CS/02931/4 Proposed First Floor Plans 19 to 25

CS/02931/5A Proposed Second Floor Plans 19 to 25 revisions A February 2020

CS/02931/6B Front and Rear Elevations 19 to 25 revisions B February 2020

CS/02931/8A Side Elevations 23 & 25 Revisions A February 2020

CS02931/14A Proposed Street Scent and Front Boundary Treatment revisions A - February 2020

REASON

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

03. Prior to the commencement of relevant works, full details of any new or replacement doors and windows on the frontage or side elevations shall be submitted to and approved in writing by the local planning authority. Where window openings are to be amended details of the making good should also be provided including samples of any additional bricks and window heads and sills. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of

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each door or window type and 1:5 scale cross-sections and show their size, position, design, construction and finish. Development shall be carried out in accordance with the approved details.

REASON

To preserve and enhance the character and appearance of the conservation area.

04. Prior to the commencement of relevant works, full details of the new brick wall and railings shall be submitted to and approved in writing by the local planning authority. Prior to commencement of relevant works samples of the bricks and copings to be used shall be provided on site for the inspection by and approved in writing by the local planning authority. Works to be carried out in accordance with approved detail.

REASON

To preserve and enhance the character and appearance of the conservation area

05. External materials and finishes, other than those required to be agreed in conditions 3 and 4, shall match the existing property.

REASON

To ensure the satisfactory appearance of the development in accordance with policy ENV54 of the Doncaster Unitary Development Plan.

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