

CIRCULATED AT MEETING

Areas that I think are our strongest arguments:

Bulk and Massing – over-bearing and out of scale. Despite numerous objections throughout the process, no attempt has been made to address the issues with the huge two storey wall mass running the full length of the house and backing on to 4 Stockton Lane properties. If the Committee review the initial plans and compare to the latest plans they will see that no substantial or even significant changes have been made to the plans to address the unnecessary bulk and mass. A single storey dwelling would address this issue and we **urge you to reject the proposals** in their current format.

Out of character for the area – the plans are out of character in terms of appearance compared with the surrounding properties, which have single storey rear offshoots, thereby maintaining the openness of the area. In addition, surrounding properties are [what period?] of which the proposals do not replicate and as such the proposals are out of character with the area.

Overdevelopment of the Site and Loss of open aspect – the proposals would lead to a loss amenity of a substantial area of openness provided to the surrounding properties.

The Plans breach several areas of York Council's Development Plan:

GP1 – requires developments to 'be of a density, layout, scale and mass and design which is compatible with the neighbouring buildings, spaces and the character of the area..' The proposals scale, mass and design is completely out of character with the area. The architects themselves have agreed that it is not in keeping with the surrounding properties, which have single storey rear elevations, so we **urge you to reject the proposals** on this basis.

GP10 – states that planning permission will only be granted for sub-division of existing garden areas, to provide new development, where this would not be detrimental to the character and amenity of the local environment. The proposals have a significant detrimental impact on the street scene by virtue of the huge double storey side wall which runs the full length of the plans. It will undoubtedly be detrimental to local area.

H4a – the proposals would breach Local Plan H4a which states that proposals for residential development on land will only be granted where the site is:

- i) vacant, derelict or underused – which it is not as it is currently a garden providing green space within the area; or
- ii) where it involves infilling, redevelopment or conversion of existing buildings, which it does not as the land is not derelict nor is there an existing building or does it infill between two properties; AND
- iii) it is of appropriate scale and density to the surrounding development, which it is not as previously articulated; and
- iv) where it would not have detrimental impact on the existing landscape feature, which it would as it is currently a green open space which is a part of the character of the local area.

E10 – proposals should only be granted for small business uses within or adjacent to residential curtilages where development would not adversely affect the amenity of neighbouring properties or the residential character of the area – the proposals include a home office which it has not been shown would not adversely affect neighbouring properties due to increased traffic flow across neighbouring properties land (using the side access road).

Louise/Mark – not sure if you would want to add anything about potential 'economic impact to a small business'? I don't think they will consider impact during building works themselves but if you think it may have long term impact on your business once built, it may be worth raising.

Areas we may want to raise but which I think our position may be weaker and they may have stronger arguments to rebut these/the Council may be less interested, however we may want to consider whether we just stick to 4-5 strong points or include everything (given time constraints it may be that we are only able to put a few points forwards):

Adverse affect to highway safety – given the nearby school and already congested road down Whitby Avenue, adding a further dwelling along with home office and additional associated vehicles will increase the issue and increase safety concerns and potential incident rate. I think they would argue that there would be little traffic increase and that the garages would remove vehicles from the road and without us having some technical evidence to back this up I think we'd struggle on this one.

Local Plan Policy NE1 – Trees, woodland and hedgerows which are of landscape, amenity, nature conservation or historical value will be protected by refusing development proposals which will result in their loss or damage. On the basis that there are no rare trees and they have included in their proposals for some green areas, I think they would argue that there is limited damage as few trees will be lost (as some have already gone!)

Overlooking and Loss of Privacy – on the basis that there are to be no windows on the side backing onto our properties, other than those above eye height, I think we may struggle to persuade the Council on this one/the Moulans will simply say we can't be overlooked.