

## Notice of a public meeting of

### Planning Committee B

- To:** Councillors B Burton (Chair), Cullwick (Vice-Chair), Baxter, Coles, Fenton, Melly, Orrell, Vassie and Warters
- Date:** Thursday, 17 October 2024
- Time:** 4.30 pm
- Venue:** West Offices - Station Rise, York YO1 6GA

### AGENDA

- 1. Declarations of Interest** (Pages 1 - 2)  
At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.  
  
An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.  
  
[Please see the attached sheet for further guidance for Members.]
- 2. Minutes** (Pages 3 - 14)  
To approve and sign the minutes of the last Planning Committee B meeting held on 26 September 2024.

### **3. Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

**Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is 5:00pm on Tuesday, 15 October 2024.**

To register to speak please visit [www.york.gov.uk/AttendCouncilMeetings](http://www.york.gov.uk/AttendCouncilMeetings) to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

### **Webcasting of Public Meetings**

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at [www.york.gov.uk/webcasts](http://www.york.gov.uk/webcasts).

During coronavirus, we made some changes to how we ran council meetings, including facilitating remote participation by public speakers. See our updates ([www.york.gov.uk/COVIDDemocracy](http://www.york.gov.uk/COVIDDemocracy)) for more information on meetings and decisions.

### **4. Plans List**

This item invites Members to determine the following planning applications:

**a) 102 Tadcaster Road, Dringhouses, York, YO24 1LT [24/00404/FUL] (Pages 15 - 46)**

Erection of 4no. dwellinghouses to rear of 102 Tadcaster Road with associated access and landscaping works. [Dringhouses and Woodthorpe Ward]

- b) **34 Fulford Place, Hospital Fields Road, York,** (Pages 47 - 60)  
**YO10 4FE [24/01242/FUL]**

Change of use from residential apartment (Use Class C3) to House in Multiple Occupation (Use Class C4). [Fishergate Ward]

- c) **43 Broadway West, York, YO10 4JN** (Pages 61 - 74)  
**[24/01160/FUL]**

First floor rear extension, recladding of existing 2no. dormers and installation of solar panels to rear roof. [Fishergate Ward]

5. **Planning Appeal Performance and Decisions** (Pages 75 - 88)  
This report informs Members of planning appeal decisions determined by the Planning Inspectorate between 01 April and 30 June 2024.

6. **Urgent Business**

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:  
Jane Meller

Contact details:

- Telephone: (01904) 555209
- Email: [jane.meller@york.gov.uk](mailto:jane.meller@york.gov.uk)

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

## Alternative formats

To request reasonable adjustments or to provide this document in an alternative language or format such as large print, braille, audio, Easy Read or BSL, you can:



Email us at: [cycaccessteam@york.gov.uk](mailto:cycaccessteam@york.gov.uk)



Call us: **01904 551550** and customer services will pass your request onto the Access Team.



Use our BSL Video Relay Service:  
[www.york.gov.uk/BSLInterpretingService](http://www.york.gov.uk/BSLInterpretingService)



Select 'Switchboard' from the menu.



**We can also translate into the following languages:**

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim (Polish)  
własnym języku.

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

### Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) <b>OR</b> Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) <b>OR</b> Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

City of York Council

Committee Minutes

---

Meeting	Planning Committee B
Date	26 September 2024
Present	Councillors B Burton (Chair), Cullwick (Vice-Chair), Baxter, Coles, Fenton, Melly, Vassie and Fisher (Substitute)
Apologies	Councillors Orrell and Warters
Officers Present	Gareth Arnold, Development Manager Jonathan Kenyon, Principal Planning Officer Natalie Ramadhin, Senior Planning Officer Ruhina Choudhury, Senior Lawyer

---

### **16. Declarations of Interest (4.34 pm)**

Members were asked to declare at this point in the meeting any disclosable pecuniary interests or other registrable interests that they might have in the business on the agenda, if they had not already done so in advance on the Register of Interests.

Cllr Melly declared that she was pre-determined in relation to items 4a and 4b (St George's Field), she therefore stepped off the Committee for those items and took no part in the debate or decisions thereon.

### **17. Minutes (4.34 pm)**

Resolved: That the minutes of the last meeting held on 15 August 2024 were approved as a correct record.

### **18. Public Participation (4.34 pm)**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

### **19. Plans List (4.35 pm)**

Members considered a schedule of reports of the Development Manager, relating to the following planning applications, outlining the proposals and

relevant policy considerations and setting out the views of consultees and officers.

**20. St Georges Field Car Park, Tower Street, York  
[22/02613/FUL] (4.35 pm)**

Members considered a full application by the Environment Agency for flood mitigation measures within St Georges Field Car Park and Tower Street to include a new flood defence wall from car park to tie into abutment wall of Skeldergate Bridge, the strengthening of the abutment walls of the bridge, the raising and strengthening of existing walls attached to the pumping station, the raising of the access ramp into the car park and the installation of support post to bridge masonry wall to enable deployment of temporary flood barrier across Tower Street.

The Principal Planning Officer gave a presentation on the plans and provided an update to Members on the additional representations received since publication of the report and an amendment to condition 4, as follows:

Amended condition

It is proposed to amend condition 4 of the Listed Building Consent and 5 of the Full Planning application to specifically include reference to the extent of the embankment around the retaining wall by the Crown Court.

New wording:

Large scale drawings of the proposed retaining wall, to include the coping, "Rubberwall" connection and the extent the embankment will cover the face of the retaining wall, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of this element of the scheme and the works shall be carried out in accordance with the approved details.

Public Speakers

John Dench, a local resident, spoke in objection to the application. He stated that there had been no further consultation with residents, there was no additional modelling and no resident support for the proposal. He requested that the application be rejected.

In response to questions from Members, he agreed that the proposal did not cover the properties in Peckitt Street. He highlighted the problems with ground water and sump pumps.

Cllr Melly, Guildhall Ward Councillor, also spoke in objection to the application. She stated that the reasons for the previous deferral had not



been addressed by the applicant; there had been no resident engagement and no meaningful effort to assess the flood risk for homes in floodcell B15. She raised concerns regarding the possible harm to listed buildings, noting the requirement to give considerable weight to harm to listed buildings. Finally, she referenced the Public Sector Equality Duty (PSED) in relation to the ramp in the car park, stating that this also had not been addressed by the applicant.

Mark Fuller, Environment Agency, spoke in support of the application, on behalf of the applicant. He referred to reasons for deferral and reported that modelling had been provided to support the application which showed there was no change to the flood risk for the community. He stated that the barrier was to be employed only after the road had been closed and that a visualisation had been supplied. The plans for the ramp gave marginal betterment and showed due regard to the PSED.

In response to questions from Members his team stated that it had proved too challenging to engage with residents, the B15 cell was a very complex area, it was difficult to fully protect those properties and the benefit cost ratio could not meet the requirement of treasury rules, the demountable barrier would replace the sandbags, it was a more robust and efficient barrier and would be deployed only after Tower Street had been closed. They reported that they were confident in the flood risk analysis provided by their advisors.

Officers responded to further questions from Members and confirmed that the proposed scheme should be treated as separate to the flood risk to the properties in flood cell B15 and that the scheme would not result in the increase in the level of flood risk elsewhere. Accessibility issues relating to the pedestrian routes to St Georges Field car park were the responsibility of the Highways team and not the Environment Agency.

Following debate, Cllr Cullwick proposed the officer recommendation to approve the officer recommendation contained in the report, subject to the amendment to condition 5 specified in the update. This was seconded by Cllr Fisher. On being put to a vote, members voted unanimously in favour and it was therefore:

Resolved: That the application be approved, subject to the conditions contained in the report and update.

Reason: In principle, the proposals are consistent with the environmental objective within the NPPF of adapting to climate change and given that the proposed flood defences will increase protection for an urban area, there

are consequential economic and social benefits. The scheme is in accordance with flood risk policy in the NPPF, in section 14. Objections are on the grounds that the EA project does not fully protect Cell B15. The NPPF test in this respect is not whether the scheme is comprehensive (it has to be assessed on its own merits); it is whether consequently there is any increased flood risk elsewhere. The scheme is fundamentally a change in the type of flood defence in Tower Street (deployment of demountable barriers opposed to sandbags) the EA and the Council's Flood Risk Management Team are satisfied there is no increase in flood risk elsewhere. Flood risk is not grounds to oppose the application.

Only a low level of harm to designated heritage assets has been identified as a consequence of the works to tie the new wall to the grade II listed bridge abutment walls, the strengthening of the abutment walls the rubber-wall connection for fixing the temporary barriers to the bridge abutment walls, the stoplog at the entrance to Tower Park and through the new purpose-built retaining wall and associated infilling within the scheduled area of York Castle. Attempts have been made to reduce the harm where possible and measures to minimise the harm for instance through a selection of high-quality materials and workmanship and the requirement for an archaeological watching brief, would be secured by condition. The public benefit in improving the flood resilience of this area outweighs the harm even when giving considerable importance and weight to the harm to heritage assets, in accordance with the statutory duties.

Other matters, such as replacement tree planting and the provision of biodiversity enhancements post construction, would be agreed via a condition.

Officers have had due regard to the aims of the Equality Act 2010 and whilst noting that the proposed works provide no sufficient betterment to the gradient of the access ramp, it is not considered that this outweighs the material planning considerations.

**21. St Georges Field Car Park, Tower Street, York  
[22/02491/LBC] (4.35 pm)**

Members considered this item, for flood mitigation measures within St George's Field Car Park and Tower Street to include a new flood defence wall from car park to tie into abutment wall of Skeldergate Bridge, the strengthening of the abutment walls of the bridge and the attachment of support post to bridge masonry wall, alongside item 4a.

Cllr Culwick proposed the officer recommendation to approve the application, subject to the conditions in the report and the amendment to condition 4 contained in the update. This was seconded by Cllr Coles. Members voted unanimously in favour, and it was therefore:

Resolved: That the application be approved as outlined above.

Reason: The proposal would have a minor negative impact on the special interest of the abutment walls of Skeldergate Bridge however the degree of harm is "less than substantial". Attempts have been made to reduce the harm where possible and measures to minimise the harm for instance through a selection of high-quality materials and workmanship, would be secured by condition. There is a clear public benefit deriving from the scheme which is considered to outweigh the harm identified when giving considerable importance and weight to the identified harm. The proposal is therefore considered to accord with guidance contained within the National Planning Policy Framework, the provisions of emerging Local Plan policy D5 and Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

[5.33 to 5.42pm, the meeting was adjourned. Cllr Melly rejoined the meeting for the commencement of item 4c.]

**22. Tang Hall Cp School Sixth Avenue York YO31 0UT  
[24/00857/FULM] (5.42 pm)**

Members considered a major full application by ISG Construction Ltd, on behalf of the Department for Education (DfE), for the demolition of existing school building. Retention of Childrens Centre. Erection of single storey school building (use class F1) with associated parking, access, play space, playing field and landscaping.

The Development Manager presented the plans and provided an update which set out an additional condition relating to the monitoring of the biodiversity net gain plan whereby the school must monitor itself and report back to the Local Planning Authority every five years for the 30 years as required by the Environment Act 2021.

In response to questions from Members on the plans, it was confirmed that there were two pedestrian and one vehicle entrance. A phased development was planned, and the school would remain open during this time.

### Public Speakers

Brian Kavanagh, the agent for the applicant, spoke in favour of the application. He noted that the developer, ISG Construction had recently gone into administration, he confirmed that the project would continue once a new contractor had been found.

Michelle Bowling and Andrew Daly spoke in favour of the application on behalf of the Pathfinder Multi Academy Trust. They explained the current conditions at the school and highlighted the benefits such as an expected reduction of utility bills, the increase in outdoor space and improved opportunities for children.

They responded to questions from Members, confirming their plans for the outdoor space for different key stages and noting that the parking would be consolidated into one area and included provision for the on-site children's centre. They also noted that the plans were constrained by the budgetary requirements of the DfE.

Officers responded to questions from Members and reported that, in relation to the parking provision, additional blue badge spaces had been included and 40 cycle spaces plus 20 scooter spaces had been allocated. Short term visitor parking had also been included. Provision for an accessible EV charger could be included by an additional condition.

They also explained the flexible spaces and confirmed that paragraph 3.7 of the report covered the Public Protection response to the commercial kitchen.

Following a period of debate, the Chair proposed the officer recommendation to approve the application, subject to the conditions in the report, tabled in the update and a varied condition requested by Members for a revised drawing to show a disabled car parking space served by an EV charger. This was seconded by Cllr Fisher.

Members voted unanimously in favour of the proposal and it was therefore:

Resolved: That the application be approved, subject to the conditions as outlined above.

Reason: It is considered the social, economic and environmental benefits arising from the provision of a modern, net zero carbon in operation and up to date school would outweigh the harm identified through the loss of the non-designated heritage asset. The principle of development is therefore considered acceptable.

The proposal includes the provision of a playing field and improved outdoor spaces which is a significant benefit of the scheme. The proposal includes the loss of a number of trees, however replacement planting and landscaping is proposed to mitigate the harm. Conditions can adequately address construction management, highways, parking, ecology, drainage and public protection matters.

BNG would be achieved and this would be secured via condition (biodiversity gain plan and habitat management and monitoring plan) and a S106/or condition (to secure the monitoring requirements).

The proposals accord with the provisions of the NPPF (2023) and policies contained within the City of York Draft Local Plan (2018, as amended 2023).

**23. 50 Mill Lane, Wigginton, York, YO32 2PY [23/01405/FUL]  
(8.17 pm)**

Members considered a full application by Laura Newman-Flint for the erection of replacement dwelling (use class C3) following demolition of existing dwelling.

The Development Manager gave a presentation on the plans and in response to questions from Members, he advised that, in considering the loss of light to the neighbouring property's side windows, the supplementary planning document guidance provided that side windows could not be given the same consideration as those on the front or rear elevation; more weight however, should be given to a kitchen over a bathroom or hallway. He confirmed that there were no first-floor windows on the side elevation in the planned property.

Following a brief debate, Cllr Baxter proposed the officer recommendation to approve the application. This was seconded by Cllr Coles. Members voted unanimously in favour of the proposal, and it was therefore:

Resolved: That the application be approved.

Reason: The proposed replacement dwelling would respect the general character of the area and would not have a significant impact on the amenity of neighbouring residential property. It is considered to comply with National Planning Policy Framework and policies of the Draft Local Plan 2018.

**24. 20 Upper Price Street, York, YO23 1BJ [24/00060/FUL] (6.29 pm)**

Members considered a full application for a two-storey rear extension and 2 no. rooflights to front roof slope by John Christensen.

The Development Manager gave a presentation on the plans, there was no further update to the officer's report.

Public Speaker

Pedro Saramago, a neighbour, spoke to oppose the application. He described the proposed extension as unprecedented and raised concerns regarding the property's previous use as an HMO (House in Multiple Occupation), explaining that he expected the building to become an HMO in the future. He was also concerned about the impact this would have on parking.

Caroline Adkin, also a neighbour, spoke in objection to the application. She raised concerns regarding an anticipated increase in noise levels, on street parking and the previous HMO operation.

In response to questions from Members, Mr Saramago confirmed that the issues with the previous HMO had been pursued with the council enforcement team.

Cllr J Burton, Micklegate Ward Cllr, was unable to attend the meeting, the Chair had therefore agreed to read out her statement. She noted the concerns of the local community and questioned the ratio of bathrooms and en-suites to the proposed number of bedrooms. The impact on residents, when the property had been an HMO was also highlighted and issues with existing HMOs in terms of litter and antisocial behaviour were raised. The impact on parking and the size of the extension were also cause for concern.

Officers responded to questions from Members, and reported the following:

- The HMO status had achieved lawfulness; there was no requirement for the owner to apply for planning permission or to get a certificate of lawfulness. There was no evidence that the HMO use had been abandoned in planning terms, although it did not appear to have been used as such for some time. It would not be considered lawful to extinguish existing HMO rights through a condition and require the owner to apply for planning permission to revert to HMO use.
- The impact of the number of bedrooms was considered neutral if used as an HMO, the property currently had seven bedrooms, this was being reduced on the plans to five, with two rooms that could be returned to bedrooms, totalling seven bedrooms.
- There were examples in the area of the type of infill extension; it would not impact on the neighbours in terms of loss of light.
- Sound proofing was a building regulation issue, not related to planning permission.

Following debate, Cllr Baxter proposed the officer recommendation to approve, subject to an informative covering the HMO licence, should the previous use be resurrected. This was seconded by Cllr Vassie. On being put to a vote, with six Members for and two against, it was therefore:

Resolved: That the application be approved subject to the above informative.

Reason: The proposed works will respect the general character of the building and area and the impact on the amenity of neighbouring residents would be acceptable. It is considered it complies with national planning guidance, as contained in the National Planning Policy Framework, City of York Council Draft Local Plan 2018, and the City of York Council's Supplementary Planning Document (House Extensions and Alterations).

**25. T.K.Maxx, Unit 2, Monks Cross Drive, Huntington, York  
[23/02200/FULM] (7.34 pm)**

Members considered a major full application for the erection of food store and drive-thru restaurant with associated access, parking and landscaping following demolition of existing retail building by Lidl Great Britain Limited.

The Development Manager gave a presentation on the plans and provided an update which outlined additional representations and amendments to

conditions 2, 14, 21 and 25. In response to questions from Members on the plans he confirmed the location for cycle parking and likely cycle route.

### Public Speaker

Joshua Ambrus, the agent for the applicant, spoke in favour of the application. He outlined the plans, noting that the development of a brownfield site and highlighting the design and intended landscaping.

In response to questions from Members, he explained that a replacement building would benefit from greater efficiencies and an improved layout for customers. The increased size of the drive through restaurant provided greater flexibility for the tenant; he was not able to specify what type of food outlet would occupy the site. The roof was sloped front to back and would house solar panels, biodiversity net gain would be achieved through the landscaping, there was not an intention to harvest rainwater.

The Officer did not consider that the Neighbourhood Plan policy could be used to resist the number of takeaways in the Monks Cross area, cycle access on was considered to be reasonable for the out of town development. The current plans did not show an accessible EV charger.

Following debate, Cllr Fisher moved approval of the officer recommendation, subject to the amendments to conditions tabled in the update and an additional condition for accessible EV charging for at least one space, this was seconded by Cllr Baxter. On being put to a vote, with seven Members voting in favour and one abstention it was therefore:

Resolved: That the application be approved, subject to the conditions outlined above.

Reason: The proposal involves the redevelopment of an existing retail building. Significant weight is given to the extant planning permission for the reconfiguration of the existing unit into a new food store with separate drive-through restaurant. A sequential test has been undertaken and a retail impact assessment provided to indicate that there are no sequentially preferable sites and that the impact on the vitality and viability of the city centre will be acceptable.

The retail use is compatible with neighbouring uses and the building will have a neutral impact on the existing site. Highway impact and sustainable access has been assessed and is acceptable, providing reasonable access



by non-car modes. The scheme retains the existing trees along Monks Cross Drive and provides an improved landscaped margin. New trees are provided within the car park improving the landscaped setting.

Impacts regarding sustainable design and construction, biodiversity, drainage, environmental matters can be addressed to achieve policy compliance through conditions. Subject to the proposed conditions, it is considered that the proposal will comply with the adopted Huntington Neighbourhood Plan, the NPPF, and the Publication Draft Local Plan.

Cllr B Burton, Chair

[The meeting started at 4.32 pm and finished at 8.31 pm].

This page is intentionally left blank

**COMMITTEE REPORT**

**Date:** 17 October 2024      **Ward:** Dringhouses And Woodthorpe

**Team:** West Area      **Parish:** Dringhouses/Woodthorpe Planning Panel

**Reference:** 24/00404/FUL

**Application at:** 102 Tadcaster Road Dringhouses York YO24 1LT

**For:** Erection of 4no. dwellinghouses to rear of 102 Tadcaster Road with associated access and landscaping works.

**By:** Bootham Developments (York) Ltd

**Application Type:** Full Application

**Target Date:** 5 June 2024

**Recommendation:** Approve

**1.0 PROPOSAL**

1.1 No. 102 Tadcaster Road comprises a substantial brick and render built two storey detached house with a long rear garden. Planning permission is sought for the erection of four detached houses accessed from a private drive running the length of the existing garden. The dwellings would have a standard pattern of scale and massing and a standard palette of materials incorporating a mid-red brick with a pantile roof which finds reference in the wider locality.

1.2 The proposal has been amended since submission to reduce the number of units proposed from five to four in order to address amenity and street scene concerns. The proposal has been further amended to address highways and access concerns.

Ward Councillor Call-in

1.3 Councillor Fenton has called the application in for consideration at Planning Committee B due to concerns in respect of the impact of the proposal upon the form and character of the wider street scene and also the residential amenity of neighbouring properties.

**2.0 POLICY CONTEXT****NATIONAL PLANNING POLICY FRAMEWORK**

2.1. The National Planning Policy Framework, December 2023 (NPPF) sets out the government's planning policies for England and how these are expected to be applied. Its planning policies are material to the determination of planning

applications. The Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways (paragraph 8).

2.2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) Planning and Compulsory Purchase Act 2004).

DRAFT LOCAL PLAN (DLP 2018)

2.3. The Draft Local Plan 2018 has been subject to examination. Proposed modifications in respect of Policy H5 Gypsies and Travellers have been subject to consultation. The DLP 2018 policies can be afforded weight in accordance with paragraph 48 of the NPPF. Draft policies relevant to the determination of this application are:

H2 – Density of Residential Development

H3 – Balancing the Housing Market

D1 – Place Making

D2 – Landscape and Setting

D6 – Archaeology

CC2 – Sustainable Design and Construction of New Development

ENV2 – Managing Environmental Quality

ENV5 – Sustainable Drainage

T1 – Sustainable Access

### **3.0 CONSULTATIONS**

INTERNAL

#### Public Protection

3.1 Raise no objection to the proposal subject to any permission including an informative covering management of the demolition and construction process.

#### Design, Conservation and Sustainable Development (Archaeology)

3.2 Raise no objection to the proposal on the grounds that pre-determination evaluation work has shown the site to be of low archaeological potential.

#### Design, Conservation and Sustainable Development (Trees and Landscape)

3.3 Raise no objection in principle to the proposal but express concern with regard to the tightness of the site in terms of implementation. No objection is raised subject to any permission being conditioned to require submission and prior approval of an arboricultural method statement.

#### Design, Conservation and Sustainable Development (Ecology)

3.4 Raise no objection to the proposal subject to any permission being conditioned to secure biodiversity enhancements at the site and the prior approval of a site lighting plan.

#### Front Line Flood Risk Management

3.5 Raise no objection to the proposal subject to any permission being conditioned to require adherence to the submitted revised drainage strategy.

#### Highway Network Management

3.6 Raise no objection in principle to the proposal but raise concerns in respect of the proposed cycle storage provision, the location of the proposed bin collection point relative to the adopted highway and manoeuvrability associated with the parking spaces to plots 2 and 3.

#### EXTERNAL

#### Dringhouses with Woodthorpe Planning Panel

3.7 Objected to the proposal as initially submitted on the basis that five units would be an over-development of the site and also object to the impact of the increased traffic generation on flows along Tadcaster Road and the capacity of the local surface water drainage system to accommodate additional flows.

#### Yorkshire Water Services

3.8 Raise no objection to the proposal subject to any permission being conditioned to require strict adherence to the submitted revised drainage strategy.

#### Ainsty (2008) Internal Drainage Board

3.9 Raise no objection to the proposal subject to any permission being conditioned to require strict adherence to submitted revised drainage strategy.

### **4 REPRESENTATIONS**

4.1 A total of 13.no objections had been received.

#### 4.2 Summary of the objections received:

- Objection to the impact of the construction process on the residential amenity of neighbouring properties
- Objection to the impact of the proposal upon local biodiversity
- Objection to the impact of the proposal upon the provision of local public services
- Objection to the impact of increased traffic flows on to Tadcaster Road
- Objection to impact upon the local foul and surface water drainage network
- Objection to over-development of the site
- Objection to impact upon the residential amenity of neighbouring properties by virtue of over-looking, loss of privacy and overshadowing
- Objection to impact upon the existing boundary hedge to the northeast of significant townscape and amenity importance
- Objection to impact upon the structural health of the Victorian house at the site entrance.

## 5 APPRAISAL

### Key Issues

#### 5.1 The key issues are as follows:

- Principle of the Development
  - Highways and Access
  - Design and Layout of the site.
  - Residential Amenity
  - Drainage & Flood Risk
  - Archaeology
  - Ecology
  - Sustainable design and construction

### PRINCIPLE OF THE DEVELOPMENT

5.2 Central Government Planning Policy as outlined in Section 5 and specifically paragraph 60 of the NPPF is to secure significantly boost the supply of homes. This relates directly to the presumption in favour of sustainable development outlined in paragraph 8b) of the Framework where the provision of a sufficient number and range of homes to meet the needs of present and future generations is a major social objective of the planning system to support the development of strong, vibrant and healthy communities.

5.3 Paragraph 69 of the Framework sets a requirement in most circumstances to identify a five year supply of deliverable sites of which small sites such as the present proposal may form an important element. The authority at present has a

deliverable supply of 4.1 years and so substantial weight should be afforded the proposal as contributing towards that delivery.

## HIGHWAYS AND ACCESS

5.4 Central Government Planning Policy as outlined in paragraph 115 of the NPPF indicates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact upon highway safety or the residual cumulative impacts upon the road network would be severe. Policy T1 of the DLP 2018 indicates that development will be supported where it minimises the need to travel and provides safe, suitable and attractive access for all transport users to and within it. New developments should have safe and appropriate access to the adjoining adopted highway together with sufficient secure and covered cycle storage within the curtilage of the development. The proposal envisages the layout of a shared access drive for four properties which reflects the approach in other similar recently approved developments in the wider locality.

5.5 Concern has previously been expressed by Highway Network Management in respect of the proposed vehicle tracking arrangements to enter and leave the parking spaces associated with plots 2 and 3 of the development. Amended drawings have subsequently been submitted which demonstrate that the manoeuvre can be successfully achieved without harming the safety of other road users. The submitted revised details have also demonstrated that appropriate cycle parking for each of the plots can be satisfactorily accommodated within the site. A satisfactory bin collection point has also been provided for each of the properties close to the site entrance.

5.6 Concern has been expressed by objectors in respect of increased traffic movements on to Tadcaster Road in an area which is already heavily trafficked and close to the heavily utilised junction with Hunter's Way. However, the number of additional vehicles from four properties are not felt to be materially significant in terms of wider traffic movements on Tadcaster Road. Subject to any permission being appropriately conditioned in terms of site layout and cycle parking the proposal is therefore considered to be acceptable in highways and access terms and to comply with Policy T1 together with paragraph 115 of the NPPF.

## DESIGN AND LAYOUT OF THE SITE

5.7 Central Government Planning Policy as outlined in paragraph 135 bullet points b) and c) indicate that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, together with being sympathetic to local character including the surrounding built environment and landscape setting. DLP Policy D1 indicates that new development should enhance, respect and complement the existing pattern of street blocks and demonstrate that the resulting density of the development would be appropriate for the proposed use and neighbouring context.

5.8 Concern has been expressed by objectors in respect of even four units being an over-development of the site. The amended scheme proposes the construction of four detached residential properties of a mix of 1 ½ and two stories in an elongated row served by a private drive within the long garden area of 102 Tadcaster Road. The proposed pattern of development reflects that previously undertaken elsewhere on Tadcaster Road in the immediate vicinity in recent times. The proposed dwellings are simple in design reflecting local agricultural buildings with pitched roofs utilising pantiles with solar pvs. In terms of walling a mid-red brick is proposed which is characteristic of the wider area with Plots 2 and 4 having an agricultural barn style ventilator detail as a string course. The simple design and pattern of scale and massing is again reflective of other developments undertaken in the wider vicinity. Ancillary structures such as garages and cycle stores have been designed to be subservient and to follow the same simple design theme as the host dwellings.

5.9 Concern has been expressed by objectors in respect of the development being an over-development of the site with the layout appearing cramped and neighbouring properties crowded out. However, with the amended scheme reducing the number of units from five to four it is considered that the pattern of development properly reflects that of other similar schemes in the wider area and that the proposal would not represent an over-development of the site. As such it is felt that it would comply with the requirements of Policy D1 of the DLP and paragraph 135 b) and c) of the NPPF.

## RESIDENTIAL AMENITY AND PUBLIC PROTECTION

5.10 Central Government planning policy as outlined in paragraph 135(f) of the NPPF indicates that planning decisions should ensure that developments create places with a high standard of amenity for all existing and future users. At the same time Policy D1 of the DLP as amended indicates that the design of new developments should ensure that residents living nearby are not unduly affected by overlooking, overshadowing, noise or disturbance. The proposed development would follow a linear layout behind the host dwelling on Tadcaster Road with the boundaries to 100 and 104 Tadcaster Road marked by mature hedges with that to 100 more substantial at 2.3 to 2.5 metres with individual semi-mature trees along its length. A substantial rear garden for the host property would be retained separated from the access drive by a newly planted hedge.

5.11 In terms of amenity distances within the development the rear of the host property would be some 23 metres off the frontage of plot one. The side gable elevations of plot two would be some 16 metres from the rear gable elevation of plot one. Plot three would be some 13 metres from the corresponding gable elevation of plot two and plot four would be some 26 metres in terms of its frontage from the adjoining gable elevation of plot 3. The amenity distances between principal elevations are characteristic of the wider pattern of development in the area and are



felt to be acceptable in the context of the development. The proposed plots whilst relatively narrow in terms of overall width provide quite generous external amenity space in terms of gardens and sitting out areas for property owners.

5.12 Concerns have been expressed by objectors in terms of the impact of the proposal upon the residential amenity of properties to the rear of 100 Tadcaster Road to the northeast and also to the boundary hedge separating the two sites and which is of significant importance in providing mitigation to any harm to residential amenity and also in terms of defining the character of the wider site in relation to the local townscape. Amenity distances between the new properties and those within the development to the north vary between six to eight metres. This would not result in a risk of loss of light or over-shadowing. In terms of overlooking or loss of privacy, ground floor windows in respect of plots two and three which are aligned on the boundary would be set below the level of the adjacent boundary hedge and upper floor levels would be lit by velux roof lights. The residential amenity of properties to the northeast would not therefore be materially harmed.

5.13 In terms of properties to the southwest to the rear of 104 Tadcaster Road there would be a nine-metre distance to the blank side gable elevation of the two closest properties. The much lower height of the associated boundary hedge would give rise to some potential for overlooking however there is space within the site to secure reinforcement planting which should largely mitigate any harm. That in turn could be secured by means of condition as part of any planning permission.

5.14 In terms of the hedge on the boundary with land to the rear of 100 Tadcaster Road the potential construction working area is very tight in respect of the associated root protection area. Details of a construction site compound have not been forthcoming however any harm may be minimised through appropriate phasing of the development with the construction site compound etc located in the vicinity of the proposed plot four which would be constructed last. Such a measure may be secured by condition as part of any permission along with any tree protection works.

5.15 It is therefore considered that subject to appropriate conditions as part of any planning permission, then the proposal would not unacceptably harm the residential amenity of neighbouring properties and that the requirements of Policy D1 of the DLP as amended would be complied with.

## DRAINAGE AND FLOOD RISK

5.16 Policy ENV5 of the DLP indicates that for all development on brownfield sites run-off should be restricted to 70% of the existing rate unless it can be demonstrated that it is not reasonably practicable to achieve such a reduction in run-off. Sufficient attenuation and storage should be maintained to ensure that surface water does not exceed the agreed runoff taking account of the effects of 1 in 20 and 1 in 100 year storms. The proposal as amended has been accompanied by a detailed drainage

strategy. The application site lies within Flood Zone 1 and so is at the lowest identified risk of flooding from riparian sources. The submitted strategy shows a connection for foul water to the public combined sewer which crosses the site and is accepted by Yorkshire Water the statutory sewerage undertaker. Surface water would be via an attenuated discharge to the nearby watercourse the Holgate Beck with a discharge rate of 1 litre per second. Subject to any permission being conditioned to secure strict adherence to the submitted drainage strategy, then the proposal is felt to be acceptable in flood risk and drainage terms and compliant with Policy ENV5 of the DLP.

## ARCHAEOLOGY

5.17 The site lies in an area of significant archaeological potential being close to the alignment of the former Roman road approaching the western side of the city with potential for road side cemetery and suburban industrial activity. The site has been subject to a detailed pre-determination evaluation; however, no buried deposits were actually located with the significant archaeological potential likely to be confined to the area of the retained house and its rear garden.

## ECOLOGY

5.18 Policy GI 2 of the DLP indicates that development proposals should result in a net gain to an help improve biodiversity. The proposal was submitted 13<sup>th</sup> March 2024 prior to the requirement for Biodiversity Net Gain (BNG) became mandatory for small sites of fewer than 10 houses. A preliminary Ecological Appraisal has however been submitted with the proposal. That identifies no evidence of bat foraging or roosting within the application site however, some limited potential exists in respect of the retained house and associated out building on the site frontage. In order to stimulate and safeguard any transient bat population within the area it recommends the provision of bat boxes in association with each of the proposed properties together with any lighting designed to be bat sensitive. Recommendations are also suggested in respect of breeding bird populations including the provision of appropriate bird boxes and securing hedgehog habitat. Each element may be secured by condition as part of any planning permission together with a lighting plan for the site. Subject to the measures being appropriately conditioned as part of any planning permission then it is felt that the requirements of Policy GI 2 would be complied with.

## SUSTAINABLE DESIGN AND CONSTRUCTION

5.19 Policy CC2 of the DLP 2018 seeks to ensure that new development, specifically residential development should be designed to a high standard of sustainability and energy efficiency. In the current case the proposal has been designed to achieve a substantial reduction in carbon emissions as outlined in the revised Design and Access Statement. Proposed measures include the provision of

electric vehicle charging for each of the four properties, the provision of photo voltaic panels for each southeast and southwest facing roof slope and the provision of air source heat pumps where provision of generation by photo voltaic panels is not possible. Additionally, each property has been designed to achieve at least 50% of its anticipated carbon reductions through a fabric first approach. It is therefore felt that the requirements of Policy CC2 would be satisfactorily achieved.

## 6.0 CONCLUSION

6.1 The proposal as amended is considered to be appropriate in terms of its relationship to the pattern of development in the wider area. It is felt to be appropriate in highways and access terms and the proposed drainage strategy is acceptable. Subject to appropriate conditions attaching to any planning permission, it is felt that it would not give rise to undue harm to the residential amenity of neighbouring properties or the landscape and biodiversity value of the site.

## 7.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans:-

4064-1B Detailed Landscape Proposals

22123-VP-ZZ-ZZ-DR-A-0001_P02	Location Plan
22123-VP-ZZ-ZZ-DR-A-1000_P07	Proposed Site Plan
22123-VP-ZZ-ZZ-DR-A-1001_P04	Proposed Block Plan
22123-VP-ZZ-ZZ-DR-A-1010_P04	Proposed Ground Floor Site Plan
22123-VP-ZZ-ZZ-DR-A-1011_P04	Proposed Ground Floor Block Plan
22123-VP-ZZ-ZZ-DR-A-1110_P04	HT01 Proposed Floor Plans
22123-VP-ZZ-ZZ-DR-A-1130_P04	HT03 Proposed Floor Plans
22123-VP-ZZ-ZZ-DR-A-1302_P01	Proposed Garage Plans and Elevations
22123-VP-ZZ-ZZ-DR-A-1310_P04	HT01 Proposed Elevations 1 of 2
22123-VP-ZZ-ZZ-DR-A-1311_P04	HT01 Proposed Elevations 2 of 2
22123-VP-ZZ-ZZ-DR-A-1320_P04	HT02 Proposed Elevations 1 of 2
22123-VP-ZZ-ZZ-DR-A-1321_P04	HT02 Proposed Elevations 2 of 2
22123-VP-ZZ-ZZ-DR-A-1330_P04	HT03 Proposed Elevations 1 of 2
22123-VP-ZZ-ZZ-DR-A-1331_P04	HT03 Proposed Elevations 2 of 2
22123-VP-ZZ-ZZ-DR-A-1500_P03	Proposed Site Sections
22123-VP-ZZ-ZZ-DR-A-1120_P06	HT02 Proposed Floor Plans
23373-DR-C-0100 P6	Tracking Layout
2123-VP-ZZ-ZZ-DR-A-1070	CEMP Plan

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the development beyond foundation level. The development shall be carried out using the approved materials.

Note: Because of limited storage space at our offices sample materials should be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located.

Reason: So as to achieve a visually cohesive appearance.

4 Details of all means of enclosure to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the construction of the development commences beyond foundation level and shall be provided in accordance with the approved details before the development is occupied.

Reason: In the interests of the visual amenities of the area and the amenities of neighbouring properties.

5 Prior to development (excluding vegetation clearance), a site investigation and risk assessment must be undertaken to assess the nature, scale and extent of any land contamination and the potential risks to human health, groundwater, surface water and other receptors. A written report of the findings must be produced and is subject to approval in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

6 Where remediation works are shown to be necessary, development (excluding demolition) shall not commence until a detailed remediation strategy has been submitted to and approved by the Local Planning Authority. The remediation strategy must demonstrate how the site will be made suitable for its intended use and must include proposals for the verification of the remediation works. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the proposed remediation works are appropriate and will remove unacceptable risks to identified receptors.

7 Prior to first occupation or use, remediation works should be carried out in accordance with the approved remediation strategy. On completion of those works, a verification report (which demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason: To ensure that the agreed remediation works are fully implemented and to demonstrate that the site is suitable for its proposed use with respect to land contamination. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act

8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9 Before the commencement of development, a site-specific, comprehensive Arboricultural Method Statement and Tree Protection Plan and scheme of arboricultural supervision regarding protection measures for existing trees within and adjacent to the application site shown to be retained on the approved drawings, shall be submitted to and approved in writing by the Local Planning Authority. Amongst other information, this statement shall include a schedule of tree works if applicable; details and locations of protective fencing; phasing of protection measures; ground protection; site rules and prohibitions; site access during demolition/construction; types of construction machinery/vehicles to be used (including delivery and collection lorries and arrangements for loading/off-loading); specialist construction techniques where applicable; location of site compound, parking arrangements for site vehicles, locations for stored materials, and means of moving materials around the site; and locations and means of installing utilities. The content of the approved document shall be strictly adhered to throughout development operations. A copy of the document shall be available for reference and inspection, on site, at all times.

Reason: To ensure every effort and reasonable duty of care is exercised during the development process in the interests of protecting the existing trees shown to be retained which are considered to make a significant contribution to the amenity and setting of the development and the conservation area

10 The development shall be carried out in accordance with the details shown on the submitted Drainage Strategy - Re: 23373-DR-C-0100 Revision P6 dated 11th June 2024, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of satisfactory and sustainable drainage

11 The dwellings hereby permitted shall achieve a reduction in carbon emissions of at least 75% compared to the target emission rate as required under Part L of the Building Regulations 2013 unless it can be demonstrated that such reductions may not be feasible or viable.

Reason: To fulfil the environmental objectives of the NPPF and support the transition to a low carbon future, and in accordance with policy CC2 of the Draft Local Plan 2018 (as modified in 2023).

12 Prior to the installation of any new external lighting, a 'lighting design plan' shall be submitted to and approved in writing by the local planning authority. The plan shall:

- a) Specified lighting should be made in-line with current guidance - Bat Conservation Trust (2023) Bats and Artificial Lighting at Night: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> .
- b) Demonstrate that it has taken account of the recommendation set out in the PEA provided by Wold Ecology February 2024.
- c) Demonstrate how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications), clearly demonstrating where light spill will occur, both within and outside the site boundary.

Reason: To maintain the favourable conservation status of bats and ensure the site remains attractive to other light sensitive species.

13 As detailed in the Wold Ecology Preliminary Ecological Appraisal (February, 2024) at least 2 bat boxes should be sited on the new buildings on site. These should be either Schwegler 1FQ box or 1FR/2FR integral bat box. As per the recommendations in the PEA bat boxes should be sited on the south, east or west elevations, 3-5m above ground level and away from artificial lighting.

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to be in accordance with Paragraphs 185-188 of the NPPF (2023) to contribute to and enhance the natural and local environment by minimising impacts on, and providing net gains for biodiversity, including establishing coherent

ecological networks that are more resilient to current and future pressures.

14 Each dwelling hereby approved shall be provided with a Schwegler bird box erected prior to first occupation which shall then be retained thereafter

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to be in accordance with Paragraphs 185-188 of the NPPF (2023) to contribute to and enhance the natural and local environment by minimising impacts on, and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

15 As detailed in the Wold Ecology Preliminary Ecological Appraisal (February, 2024) four hedgehog houses shall be positioned around the site with suitable habitat (hedge bases, dense scrub, rough grassland etc). Boxes shall be sited out of direct sunlight with the entrance facing away from prevailing winds, in or under thick vegetation. The boxes shall be situated away from busy roads or areas of high disturbance. The boxes shall be installed before first occupation of the development and shall be retained thereafter.

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to be in accordance with Paragraphs 185-188 of the NPPF (2023) to contribute to and enhance the natural and local environment by minimising impacts on, and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

16. Prior to first occupation the highway access layout shall be constructed in strict accordance with site plan drawing ref 22123-VP-ZZ-ZZ-DR-A-1000\_P07 and shall be retained as such thereafter.

Reason: To secure safety and convenience of highway users and to secure compliance with Policy T1 of the 2018 Draft City of York Local Plan.

17. The turning and manoeuvring areas and bin pick up on the site frontage illustrated on site plan drawing ref: 22123-VP-ZZ-ZZ-DR-A-1000\_P07 shall be retained free of obstruction and for their intended purpose.

Reason: To secure the safety and convenience of highway users and to secure compliance with Policy T1 of the 2018 Draft City of York Local Plan.

18. The building shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles and cycles have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

19. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), development of the type described in Classes A, AA, B and C of Schedule 2 Part 1 of that Order shall not be erected or constructed.

Reason: In the interests of the amenities of the adjoining residents the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 2015.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), no door, window or other opening additional to those shown on the approved plans shall at any time be inserted in the side elevation of the property.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

## **8.0 INFORMATIVES: Notes to Applicant**

### **1. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH**

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- i) Sought a reduction in the quantum of development from five to four plots
- ii) Sought clarification of the proposed access layout
- iii) Sought submission of a revised drainage layout
- iv) Sought safeguarding of the landscape planting along the northern and eastern boundaries
- v) Sought safeguarding of the biodiversity value of the site.

### **2. CONSTRUCTION AND DEMOLITION**

- i. All demolition and construction works and ancillary operations, including deliveries to and dispatch from the site shall be confined to the following hours:  
Monday to Friday 08.00 to 18.00  
Saturday 09.00 to 13.00



Not at all on Sundays and Bank Holidays.

- ii. The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228-1:2009 + A1:2014 and BS 5228-2:2009 + A1:2014, a code of practice for "Noise and Vibration Control on Construction and Open Sites".
- iii. Best practicable means shall be employed at all times in order to minimise noise, vibration, dust, odour and light emissions. Some basic information on control noise from construction site can be found using the following link.  
[https://www.york.gov.uk/downloads/download/304/developers\\_guide\\_for\\_controlling\\_pollution\\_and\\_noise\\_from\\_construction\\_sites](https://www.york.gov.uk/downloads/download/304/developers_guide_for_controlling_pollution_and_noise_from_construction_sites)
- iv. All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.
- v. There shall be no bonfires on the site.

### 3. ELECTRIC VEHICLE CHARGING

In line with paragraph 112 of the National Planning Policy Framework, developments should be designed to 'enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'.

In line with Building Regulations, Electric Vehicle (EV) charge point provision ('active provision') is required for all residential developments in York, unless the development has no parking. To prepare for increased demand for charging points in future years, appropriate cable routes ('passive provision') should also be included in the scheme design and development.

Approved Document S: infrastructure for charging electric vehicles outlines the required standards and provides technical guidance regarding the provision of EV charge points and cable routes.

From 15th June 2022, Approved Document S applies to new residential and non-residential buildings; buildings undergoing a material change of use to dwellings; residential and non-residential buildings undergoing major renovation; and mixed-use buildings that are either new or undergoing major renovation.

CYC Building Control should be consulted on all proposals for EV charge point provision (active and passive) to ensure compliance with current Building Regulations.

### 4. BIODIVERSITY NET GAIN

Based on a review of historical aerial photographs it is clear that the application site has been subject to recent works to remove a significant amount of vegetation and

thus reducing the sites biodiversity value prior to the submission of the current application under consideration. It should be noted for any future applications that with the introduction of statutory Biodiversity Net Gain under the provisions detailed in the Environment Act 2021 site degradation of this type will need to be taken into account and the baseline value of habitats will be taken as the value prior to the vegetation clearance works being carried out.

## 5. DRAINAGE DETAILS

Drainage notes for the developer

- i) The public sewer network does not have capacity to accept an unrestricted discharge of surface water. Surface water discharge to the existing public sewer network must only be as a last resort, the developer is required to eliminate other means of surface water disposal,
- ii) The applicant should be advised that the Yorkshire Waters prior consent is required (as well as planning permission) to make a connection of foul and surface water to the public sewer network, and
- iii) The applicant should be advised that the York Consortium of Drainage Board's prior consent is required (outside and as well as planning permission) for any development including fences or planting within 9.00m of the bank top of any watercourse within or forming the boundary of the site. Any proposals to culvert, bridge, fill in or make a discharge (either directly or indirectly) to the watercourse will also require the Board's prior consent.

### **Contact details:**

**Case Officer:** Erik Matthews

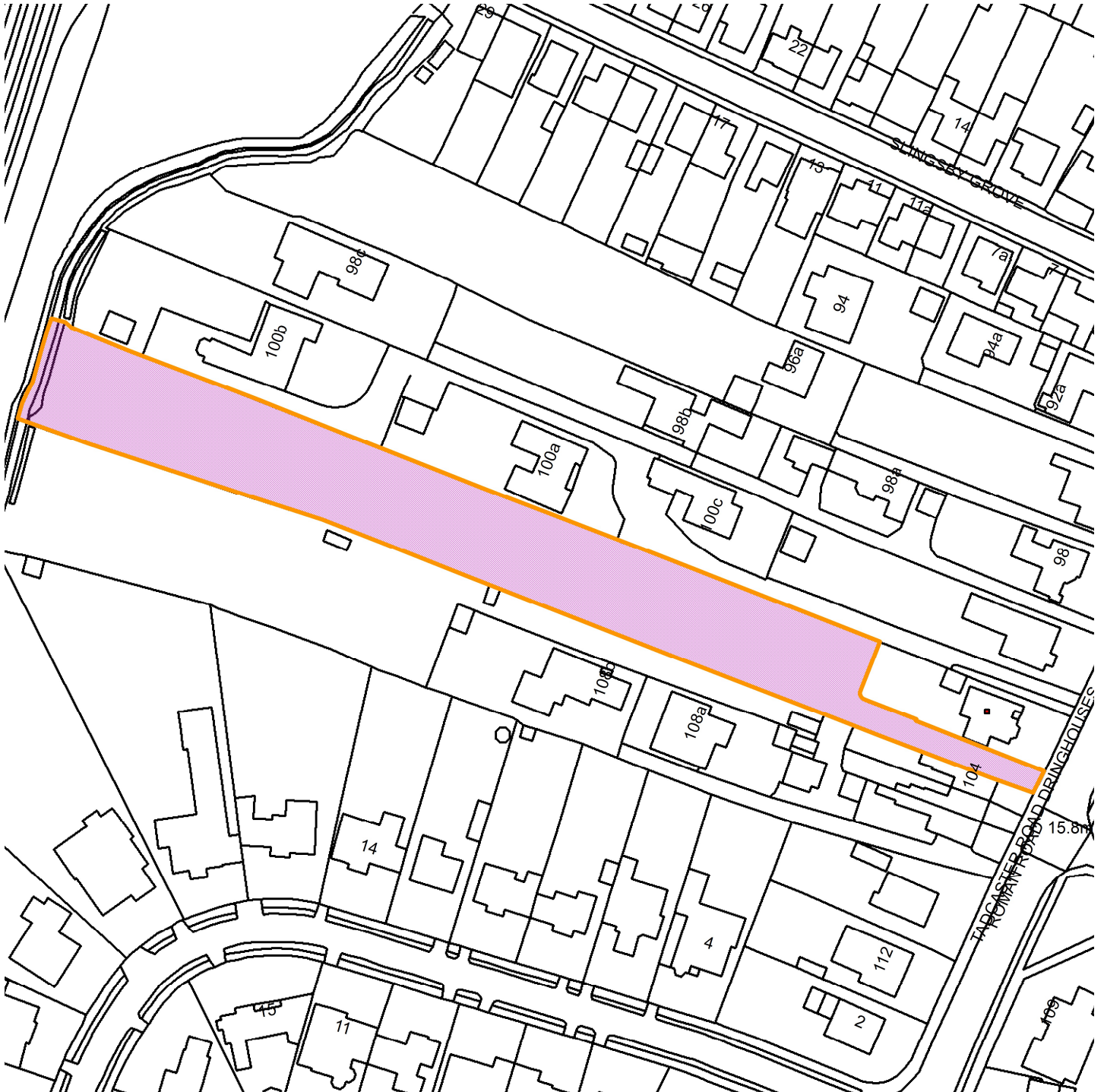
**Tel No:** 01904 551416

# 102 Tadcaster Road, Dringhouses, YO24 1LT

24/00404/FUL



GIS by ESRI (UK)



Scale : 1:1265

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

<b>Organisation</b>	City of York Council
<b>Department</b>	Env, Transport & Planning
<b>Comments</b>	Site Location Plan
<b>Date</b>	04 October 2024
<b>SLA Number</b>	Not Set

This page is intentionally left blank



## Planning Committee B

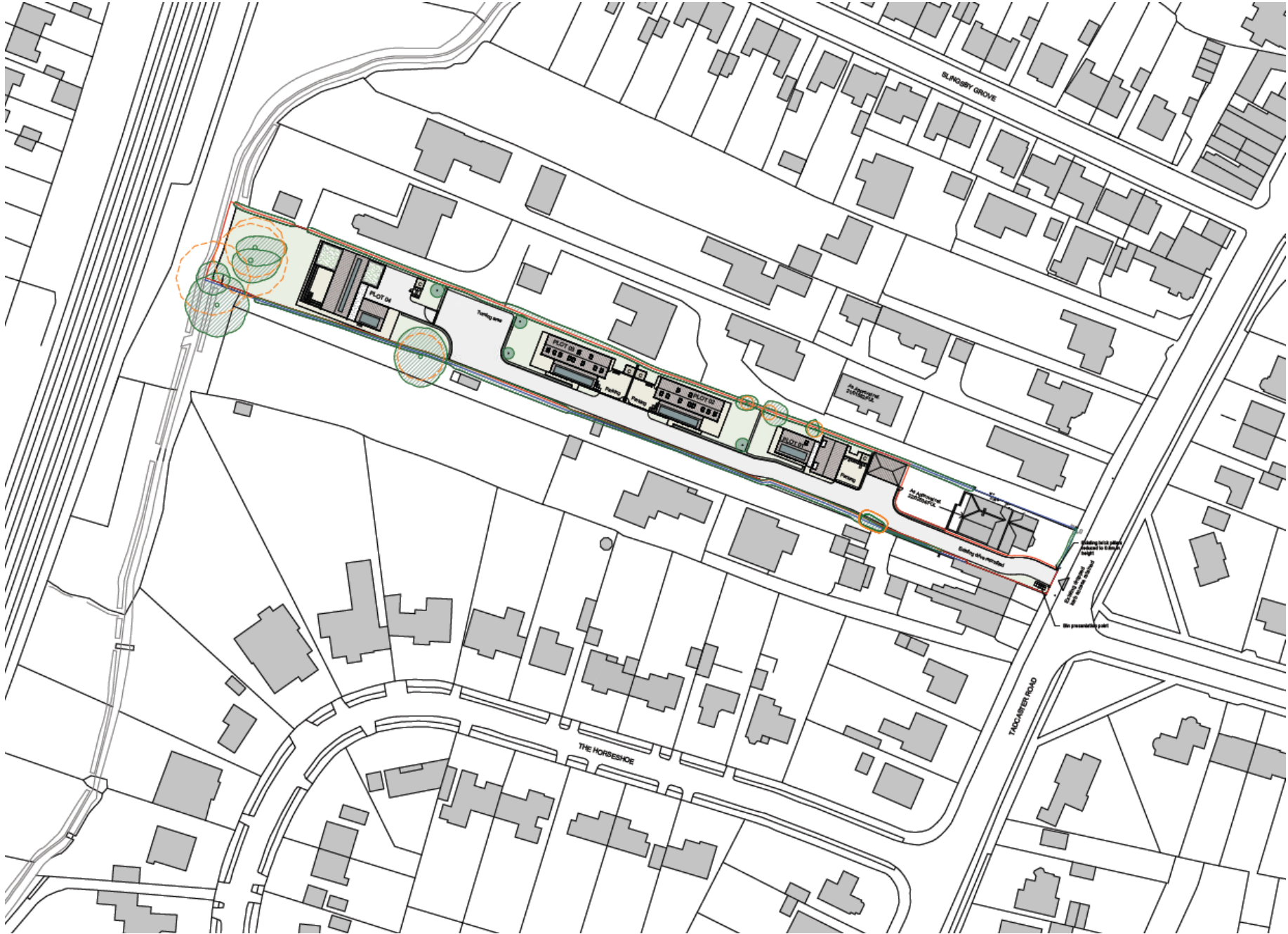
24/00404/FUL

102 Tadcaster Road Dringhouses

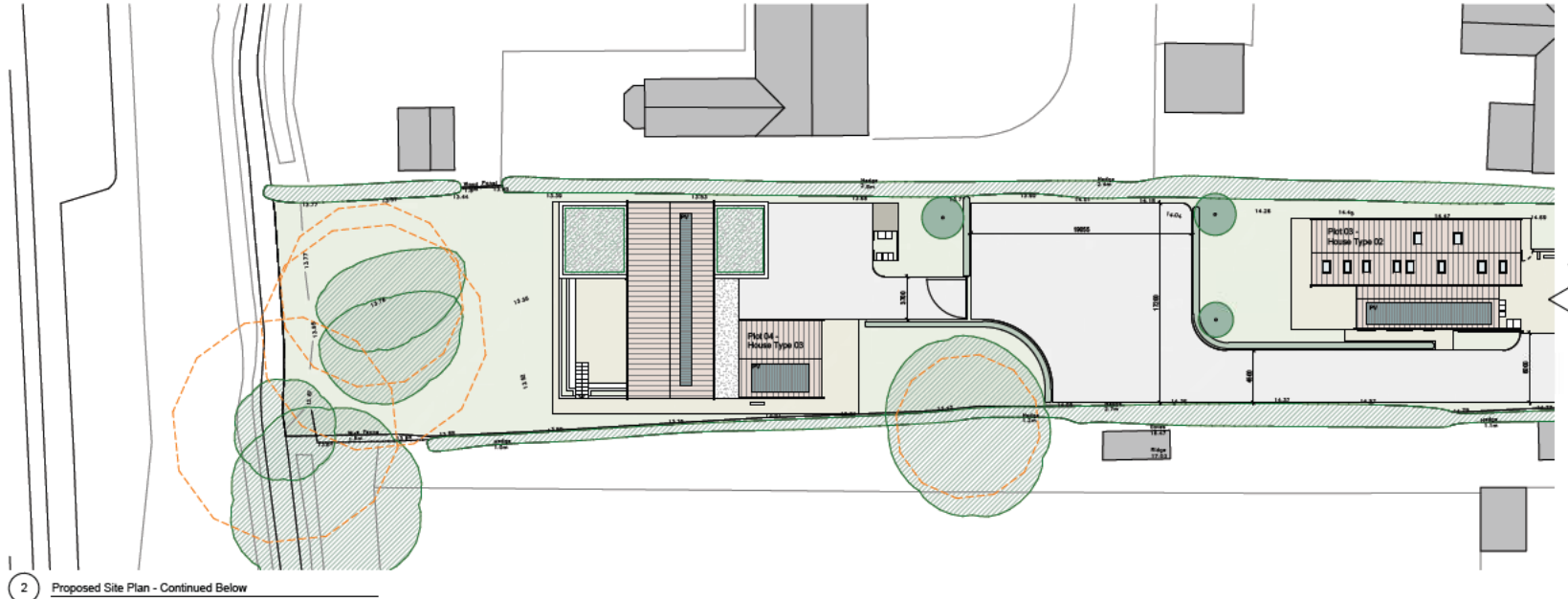
Existing site plan



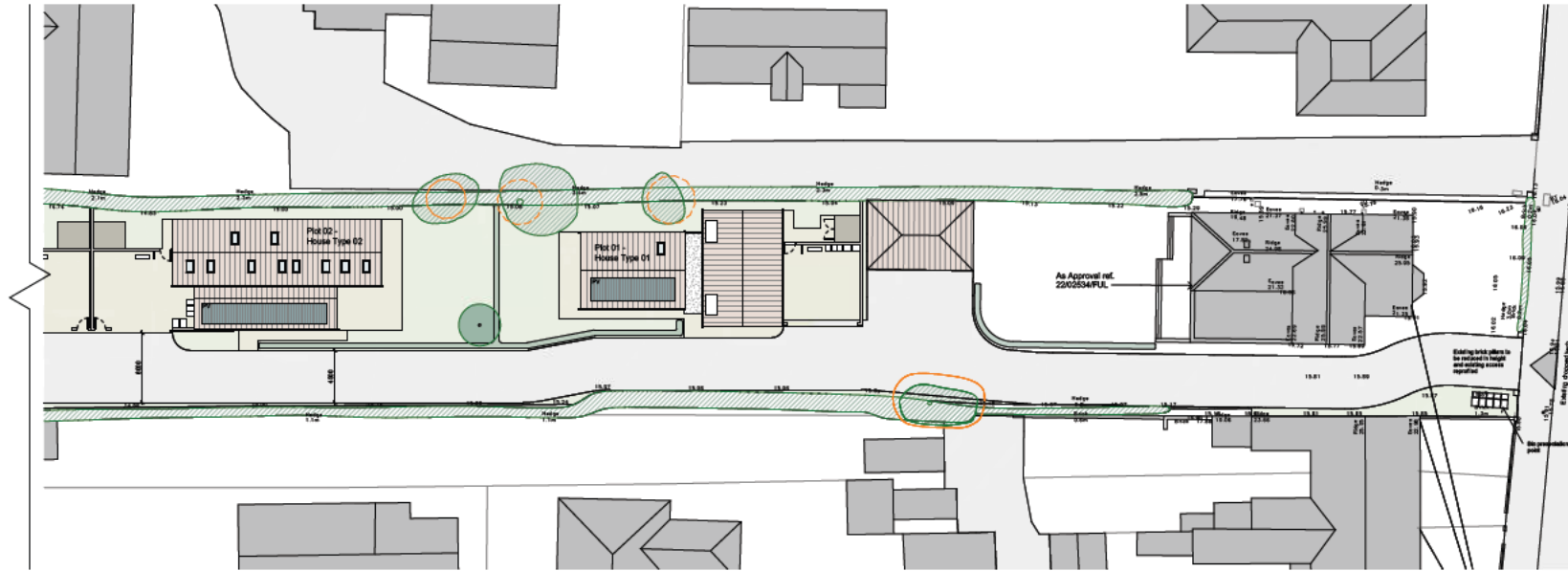
Proposed site plan



# Proposed block plan



2 Proposed Site Plan - Continued Below



1 Proposed Site Plan - Continued Above

**Copyright**  
 This drawing is the sole copyright of Vincent & Partners, any reproduction in any form is forbidden unless permission is granted in writing.  
 No liability shall be taken for any discrepancies or errors should be brought to the attention of Vincent & Partners.  
 Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specifications and any other consultation or sub-contractor information.

P04 20.02.24 Update to Highways Comments  
 P02 13.02.24 Coordinate with landscape  
 P02 08.05.24 Number of plots reduced  
 P02 28.02.24 Notes added to site screen, turning area improved

revision date description issues C/D

## Vincent & Partners

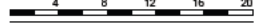
Studio 12, Middlecliffe Business Park  
 5th Bell Lane, Bishops Cleeve, York, YO23 2SD  
 © 2024 VINCENT & PARTNERS studio@vincentandpartners.com

PROJECT:  
 102 Tadcaster Road  
 York, YO24 1LT

DRAWING:  
 PROPOSED BLOCK PLAN

DATE:  
 23.02.2024 PLANNING

SCALE:  
 1:200 Sheet size:  
 A1



job number	orig	date	level	type	role	drawing number	rev
22123-	VP-	ZZ-	ZZ-	DR-	A-	1001	P04



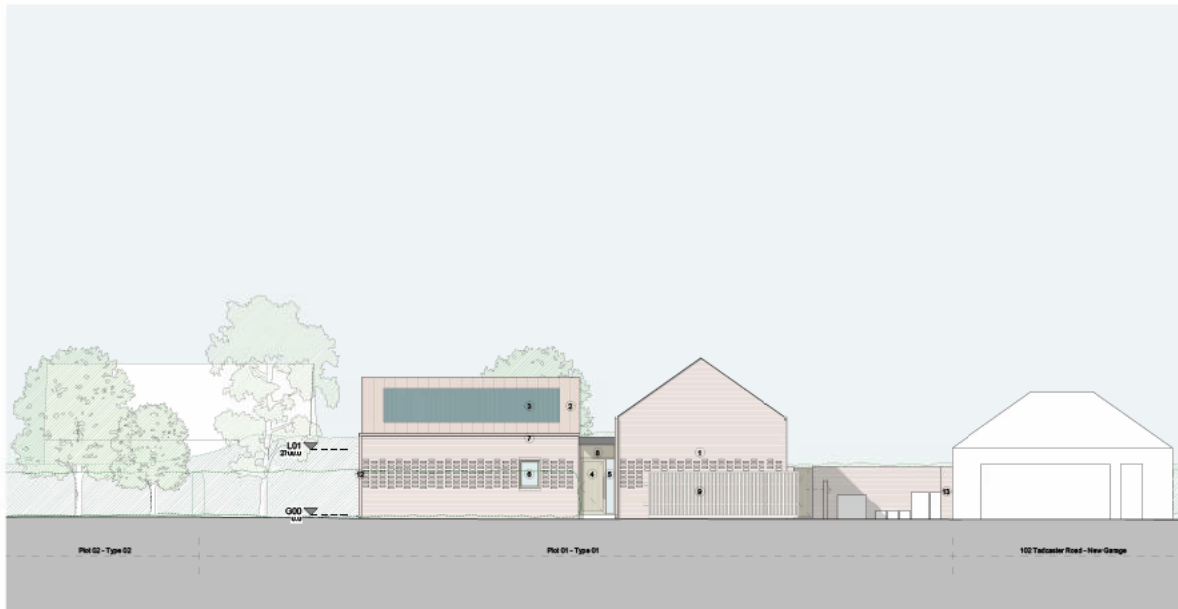
# House Type 01

## Proposed elevations

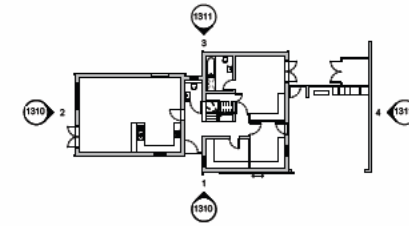
### 1 of 2



2 PROPOSED ELEVATION - NORTHWEST



1 PROPOSED ELEVATION - SOUTHWEST



Copyright:  
This drawing is the sole copyright of Vincent & Partners, any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Partners.

Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultation or sub-contractor information.

#### MATERIALS KEY

- ① FACING BRICKWORK: RED MULTISTOCK, STRETCHER BOND
- ② FINISH: ROOF
- ③ PHOTOVOLTAIC PANELS (RECESSED)
- ④ SOLID TIMBER ENTRANCE DOOR
- ⑤ GLAZED PANEL (TIMBER FRAMED)
- ⑥ TIMBER FRAMED WINDOW (NATURAL FINISH)
- ⑦ BRICK HEADER COURSE
- ⑧ TIMBER PANEL (NATURAL FINISH)
- ⑨ SLIDING VEHICLE GATE - TIMBER SLATS WITH STEEL FRAME
- ⑩ TIMBER GATE
- ⑪ TIMBER EXTERNAL DOOR WITH GLAZING
- ⑫ POWDER COATED METAL RAINWATER GOODS
- ⑬ BRICK BOUNDARY WALL
- ⑭ TIMBER PATIO DOORS (NATURAL FINISH)
- ⑮ VERTICAL TIMBER CLADDING (NATURAL FINISH)
- ⑯ RANDED BRICK DETAILING
- ⑰ TIMBER GARAGE DOOR
- ⑱ Bifold DOORS
- ⑳ TIMBER ROOFLIGHTS

reference	description	drawn	checked
PO4	23.02.24 Update to Highways comments		
PO3	13.05.24 Coordinate with landscape		
PO2	06.05.24 Finalised revised		
PO1	28.02.24 Provisional Update		

## Vincent & Partners

Studio 12, Millership Business Park  
5th Balk Lane, Bishopcleeve, York, YO23 2BB  
t: 01904 702841 e: studio@vincentpartners.com

project:  
102 Tadcaster Road  
York  
drawing:  
HOUSE TYPE 01 - PROPOSED ELEVATIONS  
1 of 2

date:	title:	sheet no.:
23.02.2024	PLANNING	A1
scale:	1:100	
job number:	22123-VP-ZZ-ZZ-DR-A-	1310
rev:	PO4	

# House Type 01

## Proposed elevations

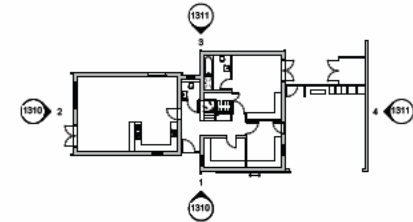
### 2 of 2



3 PROPOSED ELEVATION - NORTHEAST



4 PROPOSED ELEVATION - SOUTHEAST



Copyright:  
This drawing is the sole copyright of Vincent & Partners, any reproduction in any form is forbidden unless previously in writing.  
Do not scale from this drawing, any discrepancies as to scale should be brought to the attention of Vincent & Partners.  
Views and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.

#### MATERIALS KEY

- ① FACING BRICKWORK: RED MULTISTOCK, STRETCHER BOND
- ② PANITILE ROOF
- ③ PHOTOVOLTAIC PANELS (RECESSED)
- ④ SOLID TIMBER ENTRANCE DOOR
- ⑤ GLAZED PANEL (TIMBER FRAMED)
- ⑥ TIMBER FRAMED WINDOW (NATURAL FINISH)
- ⑦ BRICK HEADER COURSE
- ⑧ TIMBER PANEL (NATURAL FINISH)
- ⑨ SLIDING VEHICLE GATE - TIMBER SLATS WITH STEEL FRAME
- ⑩ TIMBER GATE
- ⑪ TIMBER EXTERNAL DOOR WITH GLAZING
- ⑫ POWDER COATED METAL RAINWATER GOODS
- ⑬ BRICK BOUNDARY WALL
- ⑭ TIMBER PHOTO DOORS (NATURAL FINISH)
- ⑮ VERTICAL TIMBER CLADDING (NATURAL FINISH)
- ⑯ RENSED BRICK DETAILING
- ⑰ TIMBER GARAGE DOOR
- ⑱ BIFOLD DOORS
- ⑲ TIMBER ROOFLIGHTS

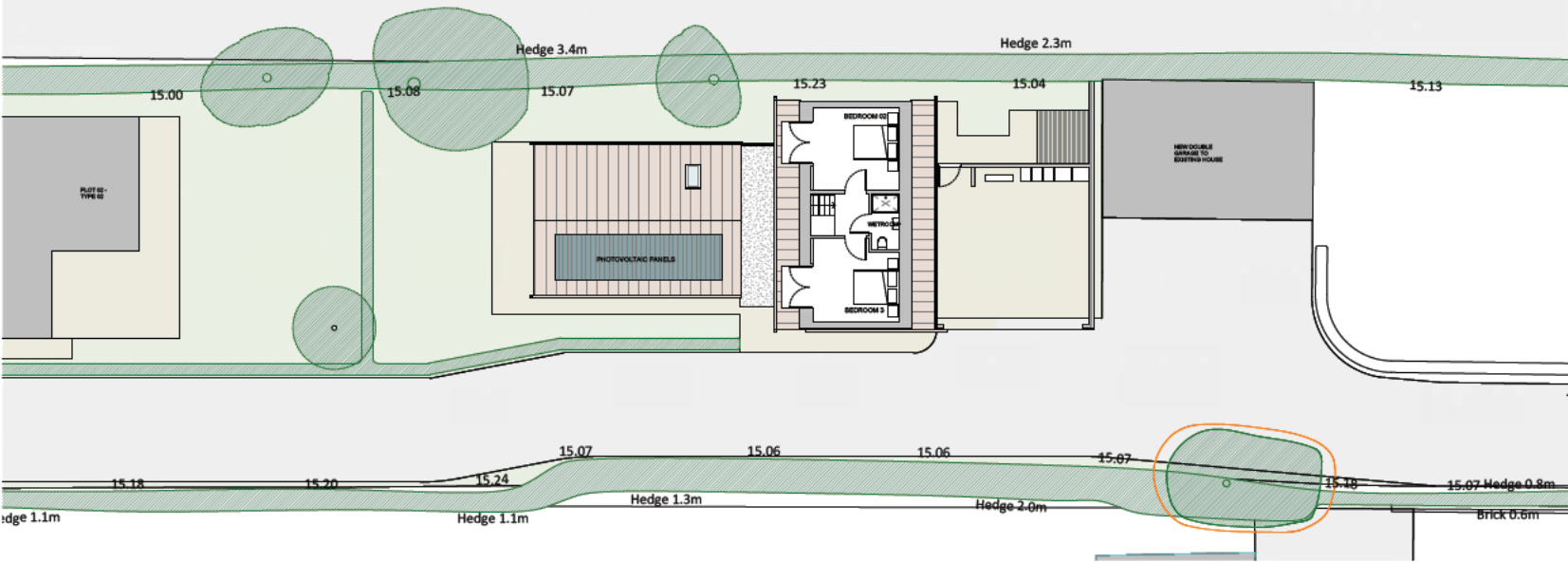
revision	date	description
PO4	20.02.24	Updated to Highway comments
PO3	13.02.24	Coordination with landscape
PO2	02.02.24	Finalised scheme
PO1	26.02.24	Presentation Update

**Vincent & Partners**  
Studio 13, Middlethorpe Business Park  
5th Bell Lane, Bishopthorpe, York, YO23 2BP  
t: 0204 700941 e: studio@vincentpartners.com

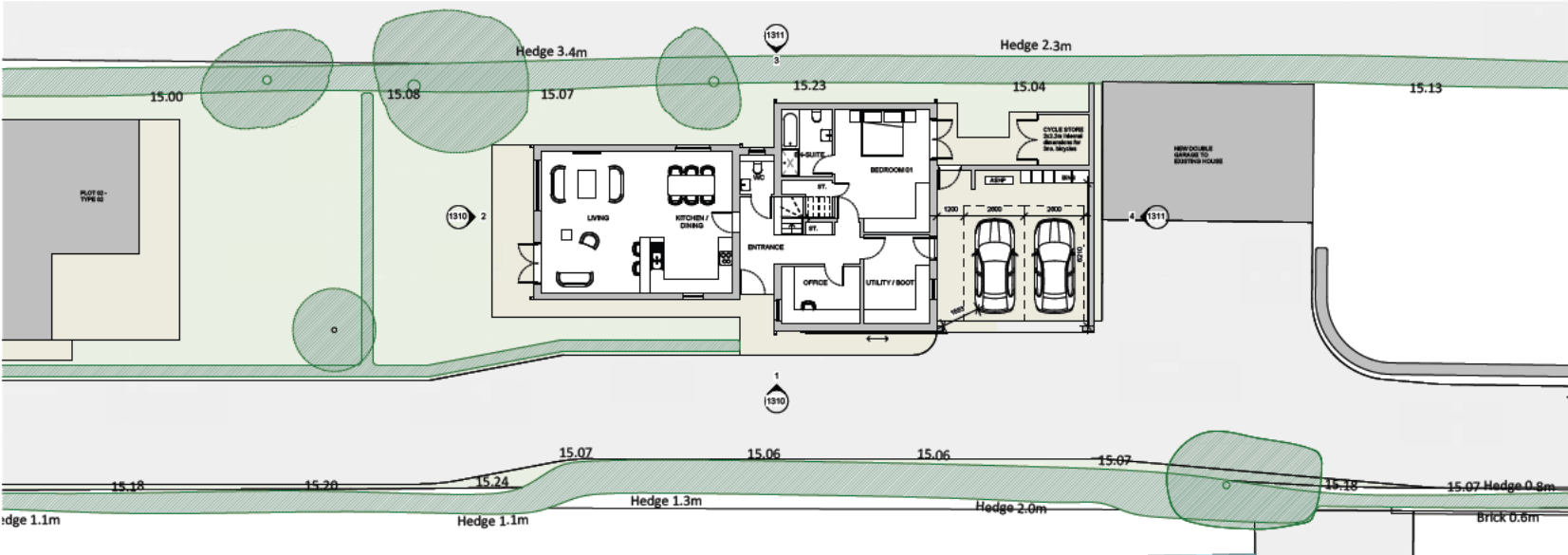
project:  
102 Tadcaster Road  
York  
drawing:  
HOUSE TYPE 01 - PROPOSED ELEVATIONS  
2 of 2

date:	status:				
23.02.24	PLANNING				
scale:	sheet size:				
1:250	A1				
job number:	date:	type:	scale:	drawing number:	rev:
22123-VP-	ZZ-	DR-	A-	1311	PO4

House Type 01  
Floor plans



2 TYPE 01 - PROPOSED FIRST FLOOR PLAN



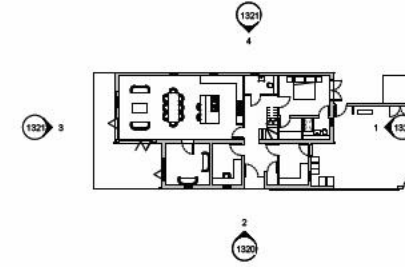
# House type 02 Proposed elevations 1 of 2



2 PROPOSED ELEVATION - SOUTHWEST



1 PROPOSED ELEVATION - SOUTHEAST



Copyright:  
This drawing is the sole copyright of Vincent & Partners any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Partners.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other conditions or sub-contractor information.

- MATERIALS KEY**
- ① FACING BRICKWORK - RED MULTISTOCK, STRETCHER BOND
  - ② PAINTED ROOF
  - ③ PHOTOVOLTAIC PANELS (RECESSED)
  - ④ SOLID TIMBER ENTRANCE DOOR
  - ⑤ GLAZED PANEL (TIMBER FRAMED)
  - ⑥ TIMBER FRAMED WINDOW (NATURAL FINISH)
  - ⑦ BRICK HEADER COURSE
  - ⑧ TIMBER PANEL (NATURAL FINISH)
  - ⑨ SLIDING VEHICLE GATE - TIMBER SLATS WITHIN STEEL FRAME
  - ⑩ TIMBER GATE
  - ⑪ TIMBER EXTERNAL DOOR WITH GLAZING
  - ⑫ POWDER COATED METAL RAINWATER GOODS
  - ⑬ BRICK BOUNDARY WALL
  - ⑭ TIMBER PARTY DOORS (NATURAL FINISH)
  - ⑮ VERTICAL TIMBER CLADDING (NATURAL FINISH)
  - ⑯ BASED BRICK DETAILING
  - ⑰ BIFOLD DOORS
  - ⑱ TIMBER ROOFLIGHTS

PO4 20.02.24 Update to Highways comments  
PO3 13.02.24 Coordination with landscape  
PO2 08.05.24 Finalised material, site layout review  
PO1 20.02.24 Presentation Location

revision date description drawn by

## Vincent & Partners

Studio 12, Middlethorpe Business Park  
5th Bell Lane, Bishopthorpe, York YO23 2BP  
t: 01904 700441 e: studio@vincentandpartners.com

project:  
102 Tadcaster Road  
York

drawing:  
HOUSE TYPE 02 PROPOSED ELEVATIONS  
1 of 2

date: 23.02.2024  
status: PLANNING

scale: 1:100 sheet size: A1

job number	site	zone	level	type	date	drawing number	rev
22123-	VP-	ZZ-	ZZ-	DR-	A-	1320	PO4

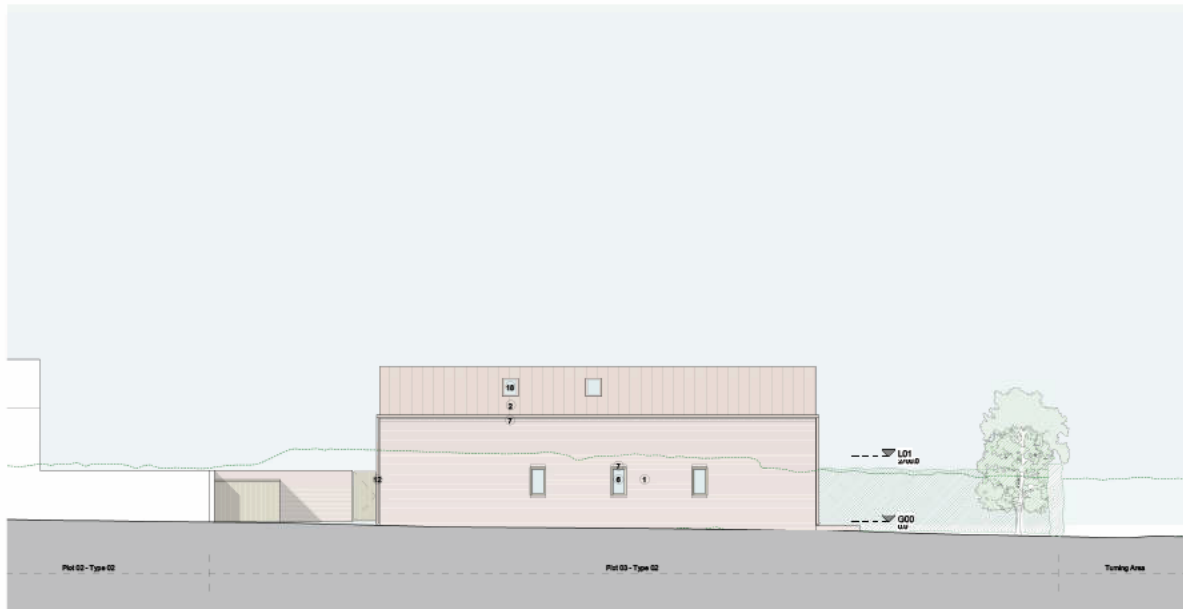
# House type 02

## Proposed elevations

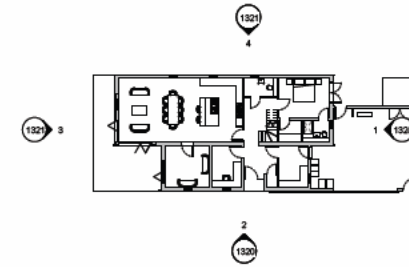
### 2 of 2



3 PROPOSED ELEVATION - NORTHWEST



4 PROPOSED ELEVATION - NORTHEAST



**Copyright**  
 This drawing is the sole copyright of Vincent & Partners any reproduction in any form is forbidden unless permission is granted in writing.  
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Partners.  
 Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultation or sub-contractor information.

- MATERIALS KEY**
- ① FACING BRICKWORK : RED MULTISTOCK, STRETCHER BOND
  - ② PAVEMENT ROOF
  - ③ PHOTOVOLTAIC PANELS (RECESSED)
  - ④ SOLID TIMBER ENTRANCE DOOR
  - ⑤ GLAZED PANEL (TIMBER FRAMED)
  - ⑥ TIMBER FRAMED WINDOW (NATURAL FINISH)
  - ⑦ BRICK HEADER COURSE
  - ⑧ TIMBER PANEL, STRUCTURAL FINISH
  - ⑨ SLIDING VEHICLE GATE - TIMBER GLAZE WITHIN STEEL FRAME
  - ⑩ TIMBER GATE
  - ⑪ TIMBER EXTERNAL DOOR WITH GLAZING
  - ⑫ POWDER COATED METAL RAINWATER GOODS
  - ⑬ BRICK BOUNDARY WALL
  - ⑭ TIMBER PATIO DOORS (NATURAL FINISH)
  - ⑮ VERTICAL TIMBER CLADDING (NATURAL FINISH)
  - ⑯ RAISED BRICK DETAILING
  - ⑰ BIFOLD DOORS
  - ⑱ TIMBER ROOFLIGHTS

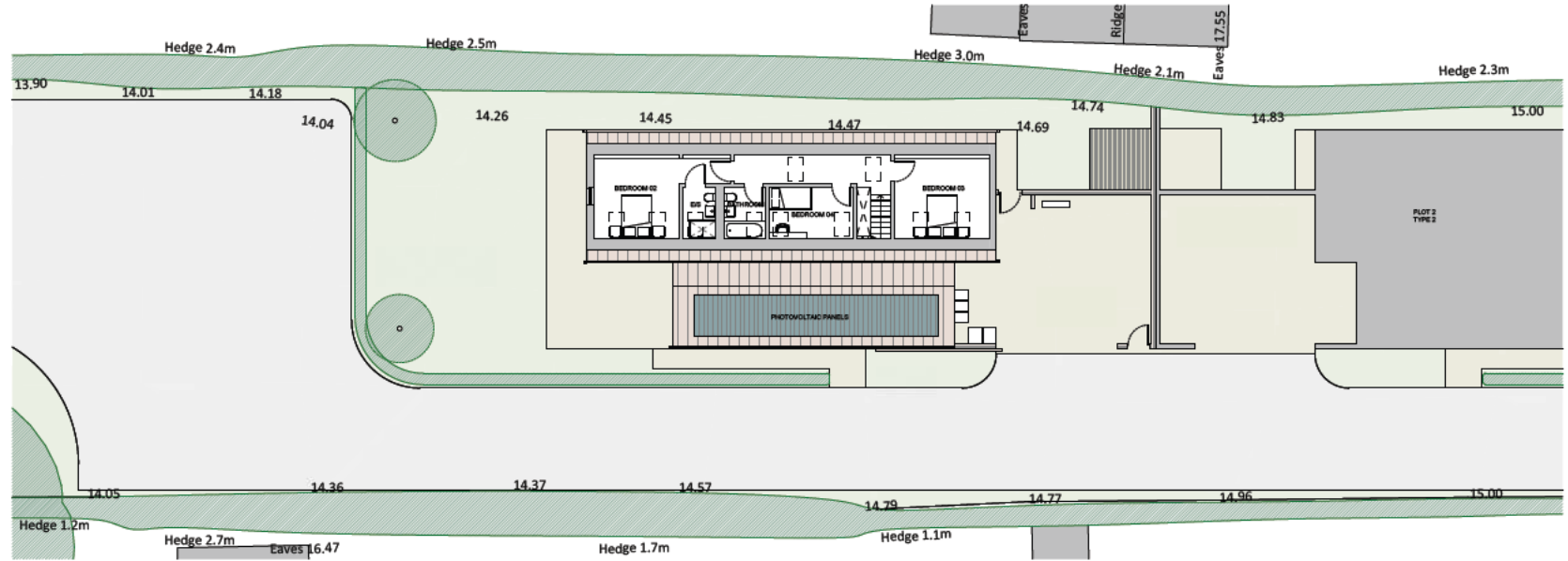
revision	description	date	by
P04	20.09.24 Update to Highways comments		
P03	13.05.24 Coordination with landscape		
P02	08.05.24 Finalised reduced, site layout revised		
P01	25.02.24 Presentation Update		

**Vincent & Partners**  
 Studio 11, Middlecliffe Business Park  
 5th Bell Lane, Bishops Cleeve, York, YO23 3BD  
 © 2024 VINCENT & PARTNERS LTD

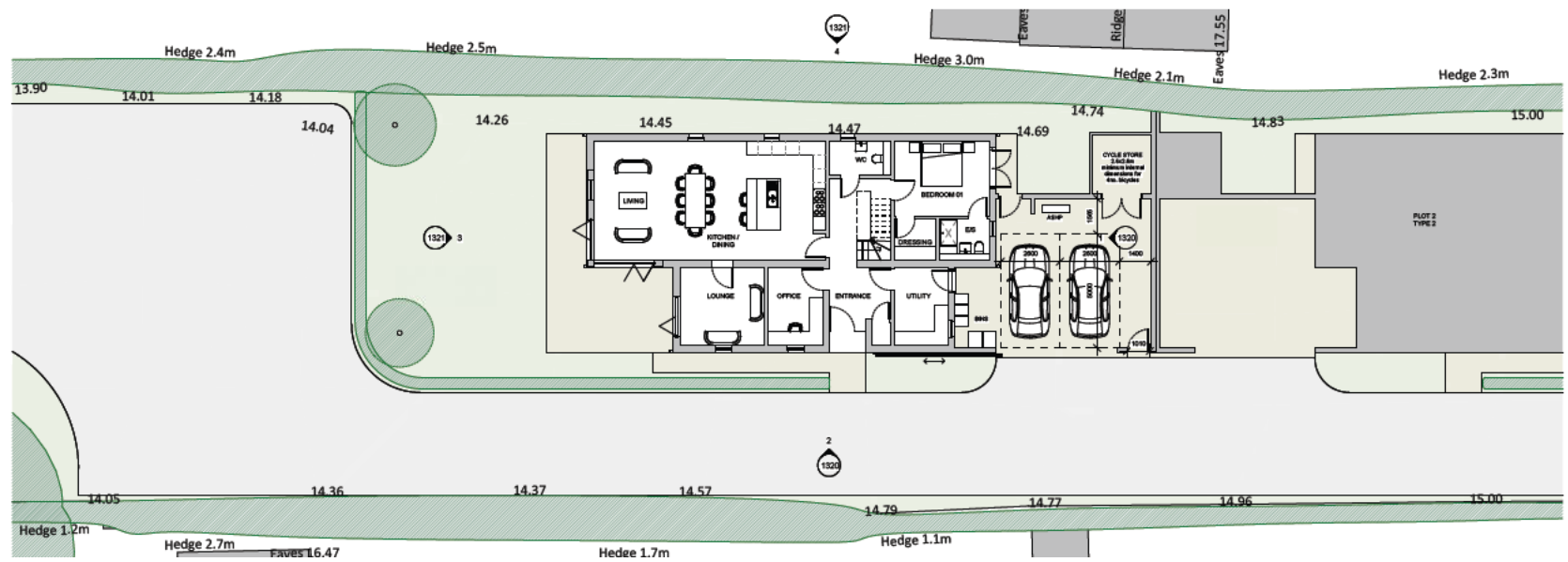
project:  
 102 Tadcaster Road  
 York  
 drawing:  
 HOUSE TYPE 02 PROPOSED ELEVATIONS  
 2 of 2

date:	title:	sheet size:					
23.02.2024	PLANNING	A1					
scale:	1:100						
job number:	orig:	level:	title:	drawing number:	rev:		
22123-	VP-	ZZ-	ZZ-	DR-	A-	1321	P04

# House type 02 Floor plans



2 HOUSE TYPE 02 PROPOSED FIRST FLOOR PLAN



# House type 03

## Proposed elevations

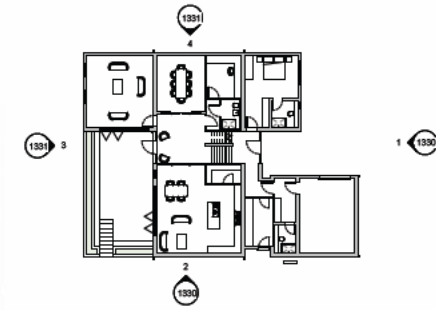
### 1 of 2



2 PROPOSED ELEVATION - SOUTHWEST



1 PROPOSED ELEVATION - SOUTHEAST



**Copyright:**  
 This drawing is the sole copyright of Vincent & Partners, any reproduction in any form is forbidden unless previously in writing.  
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Partners.  
 Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultation or sub-contractor information.

- MATERIALS KEY**
- ① FACING BRICKWORK: RED MULTISTOCK, STRETCHER BOND
  - ② FINISH: ROOF
  - ③ PHOTOVOLTAIC PANELS (RECESSED)
  - ④ SOLID TIMBER ENTRANCE DOOR
  - ⑤ GLAZED PANEL (TIMBER FRAMED)
  - ⑥ TIMBER FRAMED WINDOW (NATURAL FINISH)
  - ⑦ BRICK HEADER COURSE
  - ⑧ TIMBER PANEL (NATURAL FINISH)
  - ⑨ SLIDING VEHICLE GATE - TIMBER SLATS WITH STEEL FRAME
  - ⑩ TIMBER GATE
  - ⑪ TIMBER EXTERNAL DOOR WITH GLAZING
  - ⑫ POWDER COATED METAL RAINWATER GOODS
  - ⑬ BRICK BOUNDARY WALL
  - ⑭ TIMBER PATIO DOORS (NATURAL FINISH)
  - ⑮ VERTICAL TIMBER CLADDING (NATURAL FINISH)
  - ⑯ RAISED BRICK DETAILS
  - ⑰ TIMBER GARAGE DOOR
  - ⑱ BIFOLD DOORS
  - ⑲ TIMBER ROOFLIGHTS

revision	date	description	drawn	CHK
P04	20.02.24	Updated to highway comments		
P03	12.02.24	Coordination with landscape		
P02	08.02.24	Design reduced		
P01	20.02.24	Preparation Update		

**Vincent & Partners**  
 Studio 13, Middlethorpe Business Park  
 5th Balk Lane, Bishops Cleeve, York, YO13 2BD  
 t: 01904 700441 e: studio@vincentandpartners.com

project:  
 102 Tadcaster Road  
 York

drawing:  
 HOUSE TYPE 03 PROPOSED ELEVATIONS  
 1 of 2

date:  
 23.02.2024

sheet no:  
 PLANNING

scale:  
 1:100

Sheet size:  
 A1

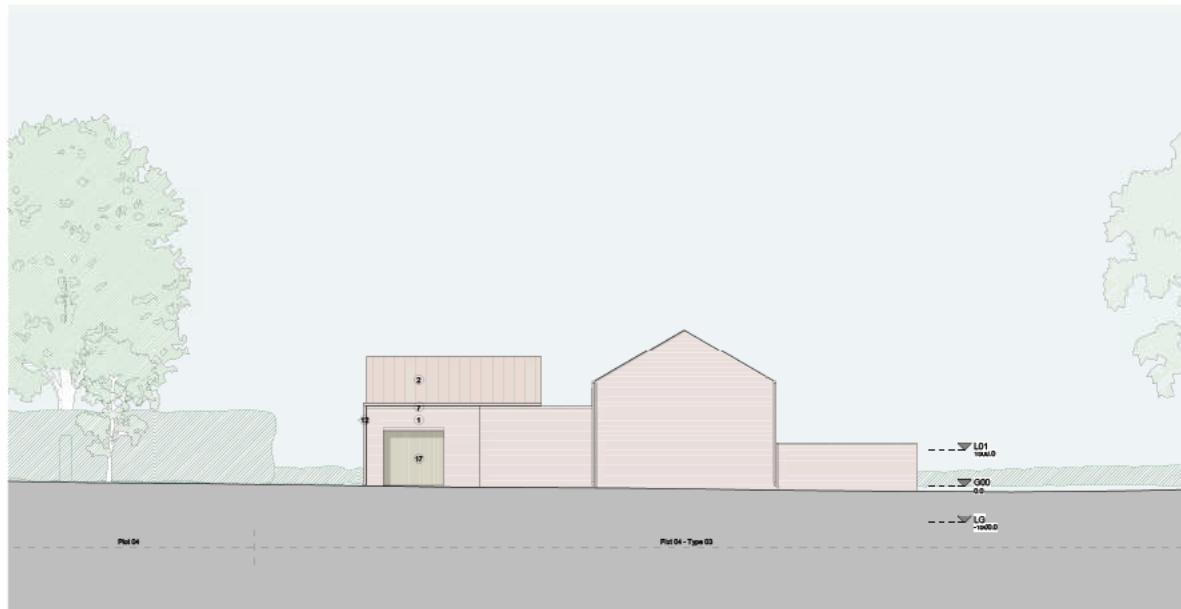
Scale bar: 0 2 4 6 8 10

job number	info	zone	level	type	date	drawing number	rev
22123-	VP-	ZZ-	ZZ-	DR-	A-	1330	P04

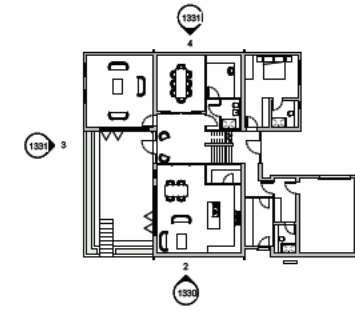
House type 03  
Proposed elevations  
2 of 2



3 PROPOSED ELEVATION - NORTHWEST



4 PROPOSED ELEVATION - NORTHEAST



Copyright:  
This drawing is the sole copyright of Vincent & Partners, any reproduction in any form is forbidden unless previously granted in writing.  
Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Partners.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultation or sub-contractor information.

- MATERIALS KEY**
- ① FACED BRICKWORK - RED MULTIFLOK, STRETCHER BOND
  - ② PAVILE ROOF
  - ③ PHOTOVOLTAIC PANELS (RECESSED)
  - ④ SOLID TIMBER ENTRANCE DOOR
  - ⑤ GLAZED PANEL (TIMBER FRAMED)
  - ⑥ TIMBER FRAMED WINDOW (NATURAL FINISH)
  - ⑦ BRICK HEADER COURSE
  - ⑧ TIMBER PANEL (NATURAL FINISH)
  - ⑨ SLIDING VEHICLE GATE - TIMBER SLATS WITH STEEL FRAME
  - ⑩ TIMBER GATE
  - ⑪ TIMBER EXTERNAL DOOR WITH GLAZING
  - ⑫ POWDER COATED METAL RAINWATER GOODS
  - ⑬ BRICK BOUNDARY WALL
  - ⑭ TIMBER PATIO DOORS (NATURAL FINISH)
  - ⑮ VERTICAL TIMBER CLADDING (NATURAL FINISH)
  - ⑯ RAISED BRICK SETTLING
  - ⑰ TIMBER GARAGE DOOR
  - ⑱ BIFOLD DOORS
  - ⑳ TIMBER ROOFLIGHTS

revision	description	date	by
P04	20.08.24 Updated to Highways comments		
P03	13.05.24 Coordinate with landscape		
P02	06.05.24 Garage reduced		
P01	28.02.24 Presentation Update		

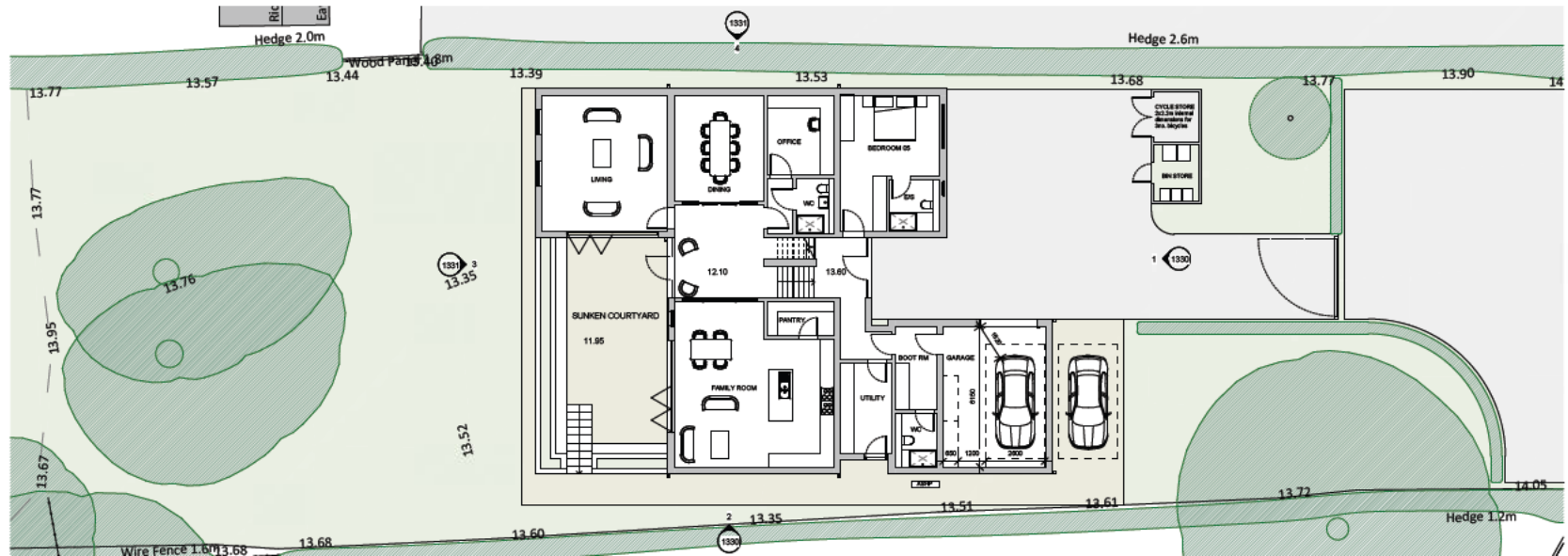
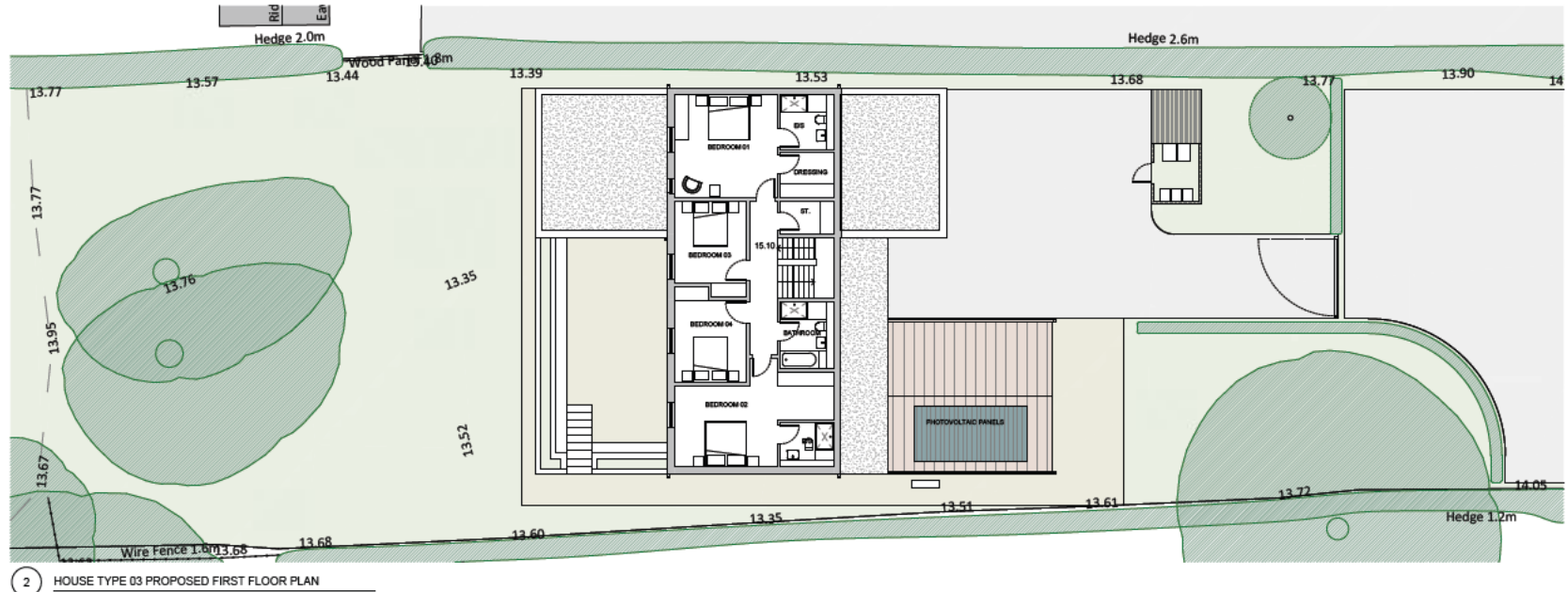
**Vincent & Partners**  
Studio 12, Middle Street Business Park  
5th Bell Lane, Bishopcleeve, York, YO23 2BD  
t: 01904 702641 e: studio@vincentandpartners.com

project:  
102 Tadcaster Road  
York  
drawing:  
HOUSE TYPE 03 PROPOSED ELEVATIONS  
2 of 2

date:	status:						
23.02.2024	PLANNING						
scale:	sheet size:						
1:100	A1						
job number:	orig:	size:	level:	type:	role:	drawing number:	rev:
22123-	IVP-	ZZ-	ZZ-	DR-	A-	1331	PD4



House type 03  
Floor plans



This page is intentionally left blank

**COMMITTEE REPORT**

**Date:** 17 October 2024      **Ward:** Fishergate  
**Team:** East Area      **Parish:** Fishergate Planning Panel

**Reference:** 24/01242/FUL  
**Application at:** 34 Fulford Place Hospital Fields Road York YO10 4FE  
**For:** Change of use from residential apartment (Use Class C3) to House in Multiple Occupation (Use Class C4)  
**By:** Mrs Adams  
**Application Type:** Full Application  
**Target Date:** 18 October 2024  
**Recommendation:** Approve

**1.0 PROPOSAL**

1.1 This application seeks permission for change of use from a residential dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) at 34 Fulford Place, Hospital Fields Road. The host is a third floor apartment, positioned within the wider complex of Fulford Place, within the Fishergate ward of the city.

Ward Councillor Call-in

1.2 The application was called-in to Planning Committee by Councillor Whitcroft, on the grounds of local resident concern, including the change in character to the complex of apartments, increase in parking, issues of waste management, and negative impact on the permanent and long-term residents of Fulford Place.

**2.0 POLICY CONTEXT**National Planning Policy Framework (NPPF)

2.1 The National Planning Policy Framework, December 2023 (NPPF) sets out the Government's overarching planning policies and at its heart is a presumption in favour of sustainable development. The NPPF forms a material consideration in planning decisions.

2.2 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments will achieve a number of aims, including creating places that are safe, inclusive and accessible and promote health and well-being with a high standard of amenity for existing and future users.

Draft Local Plan 2018

2.3 The Draft Local Plan 2018 (DLP 2018) was submitted for examination on 25 May 2018. The examination is still ongoing. Proposed modifications in respect of Policy H5 Gypsies and Travellers have been subject to consultation. . The DLP 2018 policies can be afforded weight in accordance with paragraph 48 of the NPPF. The draft policies of relevance to the determination of this application are:

- H8 - Houses in Multiple Occupation
- T1 - Sustainable Access

2.4 Policy H8 (Houses in Multiple Occupation) of the DLP 2018 states that applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:

- a) it is in a neighbourhood area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs; and
- b) less than 10% of properties within 100 metres of street length either side of the application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning permission or are known to the Council to be HMOs; and
- c) the accommodation provided is of a high standard which does not detrimentally impact upon residential amenity.

2.5 Policy H8 of the DLP 2018 further states that in assessing planning applications for HMOs the Council will seek to ensure that the change of use will not be detrimental to the overall residential amenity of the area. In considering the impact on residential amenity attention will be given to whether the applicant has demonstrated the following:

- the dwelling is large enough to accommodate an increased number of residents;
- there is sufficient space for potential additional cars to park;
- there is sufficient space for appropriate provision for secure cycle parking;
- the condition of the property is of a high standard that contributes positively to the character of the area and that the condition of the property will be maintained following the change of use to HMO;
- the increase in number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably expect to enjoy;

- there is sufficient space for storage provision for waste/recycling containers in a suitable enclosure area within the curtilage of the property; and
- the change of use and increase in number of residents will not result in the loss of front garden for hard standing for parking and refuse areas which would detract from the existing streetscene.

This policy is not subject to modifications but is subject to some objection and therefore carries moderate weight.

2.6 Policy T1 (Sustainable Access) of the DLP 2018 advises that development will be supported where it minimises the need to travel and provides safe, suitable and attractive access for all transport users to and within it, including those with impaired mobility, such that it maximises the use of more sustainable modes of transport, and they provide sufficient convenient, secure and covered cycle storage.

Draft Supplementary Planning Document (SPD): "Controlling the Concentration of Houses in Multiple Occupancy."

2.7 In 2012, the Council adopted a Draft Supplementary Planning Document (SPD): "Controlling the Concentration of Houses in Multiple Occupancy". This SPD was updated in 2014. This Guidance was prepared in connection with an Article 4 Direction which the Council made in respect of the defined urban area bringing the change of use of dwellings to small HMOs within planning control. The SPD is helpful in that it identifies the problems that can arise with HMOs and outlines the issues that need to be addressed to help mitigate the potential adverse impacts. The SPD at paragraph 5.15 recognises that concentrations of HMOs can impact upon residential amenity and can, in some cases, create particular issues with regard to:

- increased levels of crime and the fear of crime;
- poorer standards of property maintenance and repair;
- littering and accumulation of rubbish;
- noises between dwellings at all times and especially at night;
- decreased demand for some local services;
- increased parking pressures; and
- lack of community integration and less commitment to maintain the quality of the local environment.

### **3.0 CONSULTATIONS**

#### INTERNAL

#### Forward Planning

3.1 Street Level: currently there are 8 HMOs out of 91 properties = 8.8% (with 34 Fulford Place included as an HMO, 9.9% of properties within 100m buffer would be HMOs). Neighbourhood level: currently 107 HMOs out of 1226 properties = 8.73% (with 34 Fulford Place included as an HMO, 8.81% of properties within the neighbourhood would be HMOs).

## EXTERNAL

### Fishergate Planning Panel

3.2 No response received.

## **4.0 REPRESENTATIONS**

4.1 Neighbour Consultation - Nine representations of objection were received, in which the following concerns were raised:

- The works would alter the character of the neighbourhood, due to transiency of tenants, within an area currently exclusively of family homes.
- Increased levels of noise, waste, and parking congestion.
- Detrimental impact to property values.
- Potential for inadequate management of the HMO.
- Approval of the application would set a precedent for similar works in the future.
- An HMO would put additional pressure on local services, including waste collection, emergency services, and public amenities.
- The proposal would contravene leaseholder agreements in place which restrict uses within the complex beyond those other than a whole private residence, including boarding or lodging.

## **5.0 APPRAISAL**

### KEY ISSUES:

Principle of the Development;  
Amenity for Future Occupants;  
Vehicle Parking;  
Impact on Neighbouring Amenity;  
Other Matters.

### ASSESSMENT:

#### **The Application Property**

5.1 No.34 Fulford Place is a two-bed third floor apartment located within a wider complex of residences, positioned adjacent to Fulford Road and Hospital Fields Road. Parking for the properties is accessed from Hospital Fields Road, with designated parking allocations for each apartment, and a number of communal bin and cycle stores across the site.

5.2 The application seeks consent for change of use from a residential dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4). The proposed internal layout would consist of an entrance hall, shared kitchen and lounge, and 3no. bedrooms, and 2no. bathrooms (one of which is an en-suite). The resulting number of bedrooms would be 3no., following formation of an additional bedroom through subdivision of the existing living space.

### **Principle of the Development**

5.3 Whilst the Supplementary Planning Document does not contain specific room size guidance, the standard of HMO accommodation is a material consideration in the determination of this planning application, taking into account NPPF advice on design and requirement to provide a high standard of amenity.

5.4 The standard of accommodation to the property provides three bedrooms over a single storey, with shared access to 1no. bathroom, alongside an additional en-suite bathroom available to one of the bedrooms. In addition, there is an entrance hall, which provides access to a kitchen living space. The internal rooms illustrated on the submitted plans all meet the room space standards for a licensed HMO, set at 6.51m<sup>2</sup> for an HMO room used for sleeping accommodation by a single occupant. Thus, it is considered that the proposal would provide satisfactory accommodation for the occupants residing at the dwellinghouse.

5.5 Policy H8 and the SPD states that applications for the change of use from dwelling house to HMO will only be permitted where less than 20% of properties at neighbourhood level and less than 10% of properties at street level are known to be HMOs. Neither the street nor neighbourhood level thresholds are currently exceeded in respect of this application. The database figures comprise up to date details provided by housing, council tax records and planning records.

### **Amenity for Future Occupants**

5.6 From the information provided it would appear that the dwelling would provide an acceptable level of accommodation for 3no. individuals, providing shared accommodation to comprise a suitably sized communal area including kitchen and lounge areas. In terms of external amenity space, the HMO would have access to the areas of communal grounds within Fulford Place, and is also in relatively close proximity to the River Ouse and Rowntree Park to the west. External bin storage is served by several communal blocks within the grounds. Both the internal and

external layout is subsequently viewed adequate to meet the needs of 3no. future tenants, in compliance with policy H8 of the DLP 2018.

## **Vehicle Parking**

5.7 With respect to a dwelling's HMO use, the lifestyle, activities and work patterns of the occupants are separate and sometimes very different to those of a small family who tend to have more of a routine of times spent together/joint trips etc. It is important that sufficient parking for cars and bicycles are provided at the property. The council's car parking standards set out in Appendix E of the 2005 Development Control Local Plan are out of date and not in accordance with the NPPF. However, used as a guideline, appendix E states that HMOs should ordinarily provide a minimum of 1no. car parking spaces per 2no. bedrooms. Paragraph 115 of the NPPF states 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.

5.8 This application demonstrates provision of 1no. parking space between its 3no. prospective occupants, being a designated space within the overall complex. This remains unchanged versus its existing arrangement as a two-bed dwelling. The property is located within good reach of regular public transport links and within reasonable walking or bicycling times to day-to-day amenities within York city centre. Given the proposed use it is considered that provision of 1no. parking space in this particular location is acceptable and would not lead to undue harm, particularly so given the prospective scale of this HMO for 3no. occupants, being unlikely to result in any undue strain to parking within the complex, due to the formal assigning of spaces for each unit of accommodation, which occupants should adhere to. There are streets without parking restrictions in the adjacent industrial estate, although these are noted as particular busy areas, particularly during weekday working hours, although may serve any addition intermittent need without additional strain upon adjacent occupiers. In any case, it is anticipated, by virtue of the sustainable location within the city, that prospective tenants may not own a car.

5.9 In terms of deliveries and visitors, the property may be subject to additional parking from time to time, but this is not considered to be significantly higher or any more intense than if the property were retained as a single dwelling. Provision of parking for visitor is seen to be available on-site in the same manner as existing, which would likely be used in much the same fashion as within a C3 residential use class.

5.10 Policy H8 of the DLP 2018 states that Planning Permission will only be granted where adequate cycle parking is incorporated. In the instance of this proposal, this would be accommodated for within several secure communal facilities within the site's grounds, in the same manner as the existing apartment. Clarification from the



agent sets out that the stores do not allocate specific spaces for each apartment, with space available subject to overall demand.

5.11 On this basis, on-street provision is considered an acceptable arrangement within this particular context and proposal and would not result in an unacceptable impact on highway safety or severe cumulative impact on the road network, therefore in compliance with paragraph 115 of the NPPF.

### **Impact on Neighbouring Amenity**

5.12 Policy H8 of the DLP 2018 seeks to ensure that in assessing planning applications for HMOs, the change of use will not be detrimental to the overall residential amenity of the area, in particular through ensuring the accommodation provided is of a high standard which does not detrimentally impact upon residential amenity and ensuring the increase in number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably expect to enjoy.

5.13 Given that the proposal is compliant with all the relevant national and local policies, notably in relation to the existing density of HMOs at street and neighbourhood level, there is nothing inherent in the scheme with respect to the change of use that is considered to result in significant harm to the amenity of neighbours beyond its existing use as a singular residence. Acknowledged is the circumstance of the proposal's position within a complex of apartments, and thus the HMO would be in generally close proximity to a larger number of neighbours, with some shared amenity areas, services and functions. However, the scale in this instance, with 3no. bedrooms, is not considered to amount to any significant intensification of use likely to result in a significant change in the apartment's use beyond the general character of the wider complex, which already is likely to experience frequent and variable comings and goings. An HMO use, in light of its adherence with existing street and neighbourhood densities, is therefore not viewed to be inherently incompatible with the wider C3 uses of the other apartments.

5.14 The management plan submitted with this application will be conditioned to this consent in seeking to address issues which can arise as a result of multiple occupancy. This sets out landlord expectations of prospective tenants particularly in relation to noise and the management of refuse and recycling.

### **Other Matters**

5.15 Concerns raised in association to the prospective use's contravention of leaseholder agreements and property values are not material planning considerations.

## 6.0 CONCLUSION

6.1 The application property is considered to be appropriate for the needs of future occupants as a 3no. bedroom HMO, with provision for parking and secure cycle storage acceptable within this context. The existing density levels of current HMOs is below the policy threshold (at both Street Level and Neighbourhood Level). The works will respect the general character of the building and area and the impact on the amenity of neighbouring residents would be acceptable. It is considered that the proposal complies with national planning guidance, as contained in the National Planning Policy Framework, City of York Council Draft Local Plan 2018, and the requirements of the City of York Council's Supplementary Planning Document: Controlling the Concentration of Houses in Multiple Occupancy.

## 7.0 RECOMMENDATION: Approve

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Site & Floor Plans - Dwg. No: 786.001, dated 08.07.2024.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 The submitted management plan titled '34 FULFORD PLACE - MANAGEMENT PLAN', received by the Local Planning Authority on 08.07.2024, shall be implemented as approved unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the proper management of the property and the amenity of adjacent residents.

4 Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (as amended), there shall be no more than 3no. tenants of the proposed House in Multiple Occupation at any one time.

Reason: In the interests of the amenities of future tenants and those of the occupants of neighbouring properties, the Local Planning Authority considers that it should be able to assess the impact of any proposed intensification of the multiple

occupancy use which, without this condition, could be undertaken without any further consent being required.

## **8.0 INFORMATIVES:**

### **Notes to Applicant**

#### **1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH**

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

2. Any house in multiple occupation within the City of York Council administrative area which has 5 or more tenants who make up more than one household, regardless of the number of storeys it has, must be licensed by City of York Council.

From 1st April 2023 any house in multiple occupation which has 3 or 4 tenants, who make up more than one household, must be licensed by City of York Council where the property is in one of the following eight wards.

1. Clifton
2. Fishergate
3. Fulford and Heslington
4. Guildhall
5. Heworth
6. Hull Road
7. Micklegate
8. Osbaldwick and Derwent

It is an offence not to license a house in multiple occupation which should be licensed. Landlords face prosecution or a Civil Penalty Notice of up to £30,000 for failing to license.

HMO licencing introduces controls over properties to ensure that they are suitable for occupation and regulates the size and use of rooms as sleeping accommodation, as well as requiring the licence holder to comply with the local authority scheme for providing facilities for the disposal and storage of domestic refuse. Please note that there are national minimum bedroom sizes for an HMO, these being 6.51m<sup>2</sup> for a single person and 10.22m<sup>2</sup> for a double room.

For more information on HMO's or to determine whether your property is in one of

the additional licensing areas please visit <https://www.york.gov.uk/HMOLicensing>

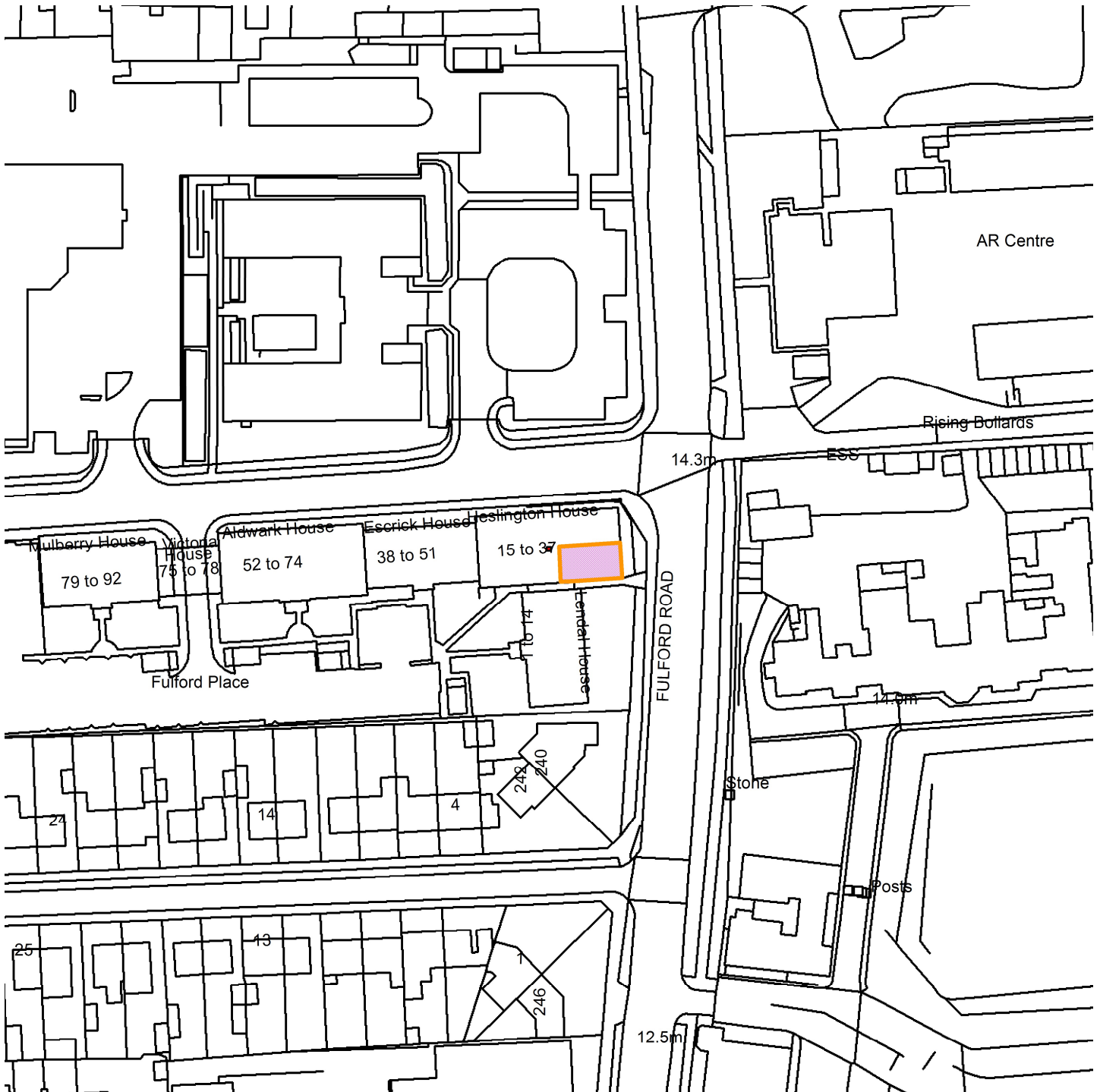
**Contact details:**

**Case Officer:** Owen Richards

**Tel No:** 01904 552275

# 34 Fulford Place, Hospital Fields Rd, YO10 4FE

24/01242/FUL



Scale : 1:1265

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

<b>Organisation</b>	City of York Council
<b>Department</b>	Env, Transport & Planning
<b>Comments</b>	Site Location Plan
<b>Date</b>	04 October 2024
<b>SLA Number</b>	Not Set

This page is intentionally left blank

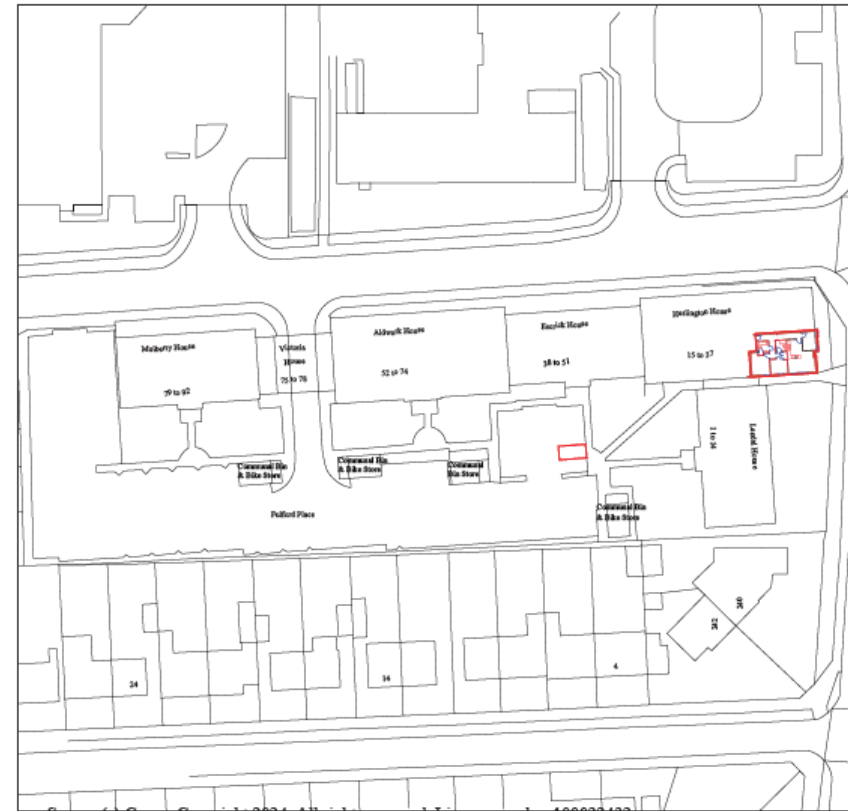
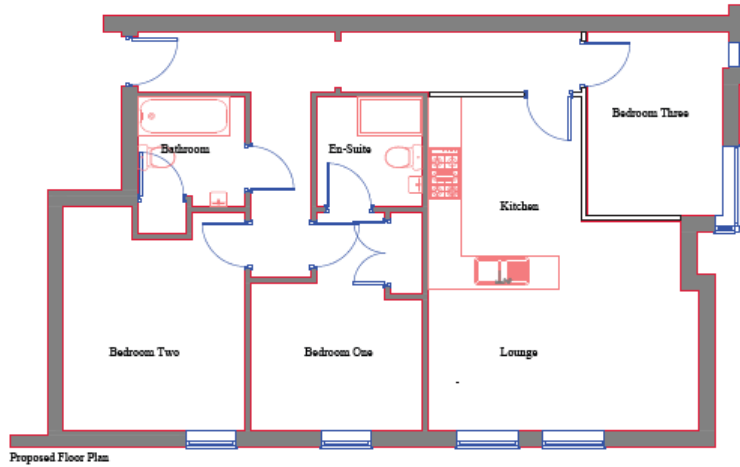
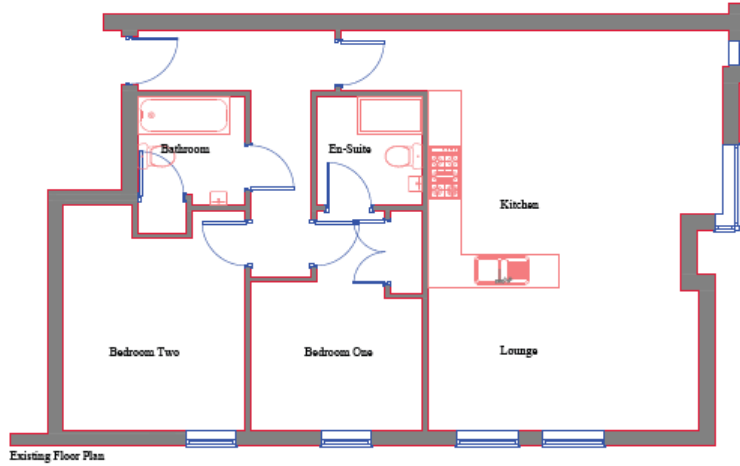


## Planning Committee B

24/01242/FUL

34 Fulford Place Hospital Fields Road

# Existing and Proposed Floor Plans



Revision:	Date:
Project: 34 Fulford Place, Hospital Field Road, YO10 4FE	
Title: Site & Floor Plans	
Client: Mrs O Adams	
Scale: 1:50 & 500 @ A1	Date: 08.07.2024
Drawn By: BF	Drawing Number: 786.001

**FarrerDesigns**  
(Yorkshire) Limited Architectural Designs  
82 Hill Top Avenue, Harrogate, North Yorkshire, HG1 3BS  
Tel: 01423 541107, Mob: 07738370602  
Email: info@farrerdesigns.co.uk, Web: www.farrerdesigns.co.uk



**COMMITTEE REPORT**

**Date:** 17 October 2024      **Ward:** Fishergate  
**Team:** East Area      **Parish:** Fishergate Planning Panel

**Reference:** 24/01160/FUL  
**Application at:** 43 Broadway West York YO10 4JN  
**For:** First floor rear extension, recladding of existing 2no. dormers and installation of solar panels to rear roof  
**By:** Mr and Ms Wood and Ravilious  
**Application Type:** Full Application  
**Target Date:** 18 October 2024  
**Recommendation:** Householder Approval

**1.0 PROPOSAL**

1.1 This application seeks permission for erection of a first-floor rear extension, the recladding of 2no. existing dormers and installation of solar panels to the rear roof at No.43 Broadway West. The host dwelling is a two-storey semi-detached property located within the Fishergate ward of York.

1.2 Relevant Property History - Single storey rear extensions, approved 07.01.2021, reference 20/00523/FUL.

**2.0 POLICY CONTEXT**National Planning Policy Framework (NPPF)

2.1 The National Planning Policy Framework, December 2023 (NPPF) sets out the Government's overarching planning policies and at its heart is a presumption in favour of sustainable development. The NPPF forms a material consideration in planning decisions.

2.2 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments will achieve a number of aims, including - be visually attractive as a result of good architecture, be sympathetic to local character and history, Including the surrounding built environment and landscape setting, and create places that are safe, inclusive and accessible and promote health and well-being with a high standard of amenity for existing and future users. Paragraph 139 of the NPPF says development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design. Significant weight should be given to development which reflects local

design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

### Draft Local Plan 2018

2.3 The Draft Local Plan 2018 (“DLP 2018”) was submitted for examination on 25 May 2018. Formal examination hearings have now taken place and a response from the Inspector is awaited. The Draft Plan policies can be afforded weight in accordance with paragraph 48 of the NPPF.

2.4 Policy D11 (Extensions and Alterations to Existing Buildings) of DLP 2018 states that proposals to extend, alter or add to existing buildings will be supported where the design responds positively to its immediate architectural context, local character and history in terms of the use of materials, detailing, scale, proportion, landscape and space between buildings. Proposals should also sustain the significance of a heritage asset, positively contribute to the site's setting, protect the amenity of current and neighbouring occupiers, contribute to the function of the area and protects and incorporates trees. This policy, and the associated Householder SPD, are not subject to modifications and therefore carry significant weight.

### House Extensions and Alterations Supplementary Planning Document (SPD)

2.5 The Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 referred to in Policy D11 of the DLP provides guidance on all types on domestic types of development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/streetscene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered, and a terracing effect should be avoided. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook.

## **3.0 CONSULTATIONS**

### Fishergate Planning Panel

3.1 No comments received.

## **4.0 REPRESENTATIONS**

### Neighbour Notification

4.1 One representation of support received.

## 5.0 APPRAISAL

### KEY ISSUES:

- Visual Impact on the Dwelling and Surrounding Area;
- Impact on Neighbouring Amenity.

### ASSESSMENT:

#### **The Application Property**

5.1 No.43 Broadway West forms a right-hand semi-detached property located to an established residential street. The street and vicinity are characterised by residential properties of a largely similar character, although with a variety of enlargements having resulted in some variance to the appearance of dwellings over time. The character of the application property is typical of the street and neighbouring vicinity. The host is largely unaltered in its existing form as viewed from the streetscene, other than the presence of a side dormer. To the rear, the host comprises a single storey 'L' shaped rear extension, which would be developed on, in part, as a result of this proposal.

#### **Visual Impact on the Dwelling and Surrounding Area**

5.2 The application seeks permission for the erection of a flat roof first floor rear extension and the recladding of 2no. existing dormers. The works would provide an enlarged master bedroom to the first floor to include an en-suite and provision for an internal lift, providing for increased accessibility needs. Solar panels would be positioned on the flat roof.

5.3 The rear extension, at first floor level, would comprise a stepped design. At the boundary with the adjoined neighbour (No.41), the addition would develop off the rear elevation by approximately 1.9 metres, spanning a width of 3.5 metres across the rear before an increase in depth to approximately 2.9 metres. The addition would finish flush with the side elevation of the main house. This extension is seen to be positioned, in part, over a recently developed rear extension which was permitted in 2021. Beyond the addition at first floor level, the form and design of the previous addition at ground floor level remains the same. Materials indicated propose grey timber framed windows and brick to match the existing dwelling. The addition would comprise a flat roof form, finishing at the eaves of the existing main roof.

5.4 Other works proposed include the siting of a solar PV array to the flat roof form. These would be tilted off the plane of the roofscape, to a total height of

approximately 0.7 metres at their highest. 3no. units are proposed, each measuring a width of approximately 1.6 metres respectively.

5.5 Further, re-cladding of the host's existing 2no.dormers are proposed. The existing grey GRP style finish is proposed for replacement in hanging tiles to match the existing roof.

5.6 The first floor addition, contained to the rear and away from public view, would be of a simple form. Paragraph 7.4f) of the Household SPD states that extensions to dwellings should generally have a roof pitch and/or style that reflects that of the existing house. In this instance, although somewhat contrived by virtue of its flat roof form, its modest overall scale and height in relation to the host is subsequently not considered not to unduly dominate the existing dwelling or result in harm to the character of the streetscene. Materials would match those of the existing dwelling. Windows and openings would be in scale with the extension, also matching the proportions and style of existing windows, in compliance with paragraph 7.4b) of the Household SPD which states that extensions should normally appear subservient to, yet in keeping with, the original building, and windows should be in scale with the extension and match the proportions, style and method of opening of existing windows. Policy D11 of the DLP 2018 gives weight to the addition or alteration of existing buildings to help meet the changing needs of its occupiers, provided such changes do not cause harm to the character of a place or to local residential amenity.

5.7 Other works proposed are considered to form acceptable works to the host. The dormers' recladding would be in-keeping with the appearance, scale, design, and character of both the existing dwelling and streetscene. The solar panel array, although forming a visually noticeable element to the rear by virtue of their projection above the flat roof form, would be contained to the rear and of a limited extent. In addressing the importance of climate change, Paragraph 157 of the NPPF states that the planning system should support the transition to a low carbon future. Their siting would not result in any undue harm with respect to their visual impact or design to the appearance of the host or wider streetscene.

5.8 Sufficient rear amenity space is seen to be retained, with no net increase to the number of bedrooms. Provision for parking and storage would be unimpacted, with pedestrian side access the same as existing.

### **Impact on Neighbouring Amenity**

5.9 The extension would be situated in closest proximity to No.41 Broadway West, as adjoined to the east of the host. Paragraph 13.6 of the SPD states that, particularly within the context of semi-detached houses, when deciding the acceptable projection of two-storey extensions a starting point will be the '45 degrees rule', which considers the resultant provision of outlook available at the

centre point of the nearest adjacent opening towards the extension proposed. Extensions that project beyond a 45 degrees line will normally be unacceptable unless it can be clearly shown they will not unduly harm the living conditions of the affected property. The rear extension, which would develop adjacent to the boundary at first floor level, is anticipated to result in some loss to the immediate outlook available to the adjacent first-floor bedroom opening to the rear over the existing conditions. However, at a maximum depth of 1.9 metres, with a 45-degree field of view as maintained, with good outlook sustained beyond the addition. Paragraph 4.2 of the SPD states that when assessing proposals care will be taken to ensure that they do not cause undue harm to neighbours' light. The elevation, south facing, may see some minor loss of direct sunlight for a limited period in the mid-late afternoon in high summer, although which would otherwise be largely unaffected at all other periods of the day. The conditions for rear ground floor openings would remain much unchanged over the existing conditions, which sit alongside the existing single storey rear projection of the host. New openings proposed would not cause any loss of privacy over the existing openings present at the host. No representation has been received from the occupier of this property, and on balance it is considered that the works would not unduly harm the amenity of this property, especially so given the flat roof form and close relationship with the form of the existing house.

5.10 No.45 Broadway West, to the west of the host, would be largely unimpacted following development of the works, given its reasonable separation, non-adjoined, to this site boundary. Paragraph 5.2 of the SPD states that regard will be had to the established character of an area and the existing feeling of openness, with it important that neighbours' do not feel unduly hemmed in by proposals. The first-floor addition to the rear, although constituting some change over the existing conditions by virtue of the formation of some additional mass at first-floor level, would be set away from the nearest habitable openings of this property, with the nearest window serving a bathroom, although in any case retaining acceptable outlook akin to the existing conditions. To the ground floor, by virtue of an existing detached garage and rear extension at No.45, these openings would be set away from new development at the host, beyond its mass.

5.11 The nearest dwellings to the south are positioned a substantial distance away from the rear elevation of the host, and thus would be unimpacted following development of the works. Contained to the rear, the works would not be visible to those properties to the north of the host.

## **6.0 CONCLUSION**

6.1 The works proposed will respect the general character of the building and area and the impact on the amenity of neighbouring residents would be acceptable. It is considered it complies with national planning guidance, as contained in the National Planning Policy Framework, City of York Council Draft Local Plan 2018, and the City

of York Council's Supplementary Planning Document (House Extensions and Alterations).

**7.0 RECOMMENDATION:** Householder Approval

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Proposed Plans, Elevations and Site Plan - Dwg. No: 3-020, dated 25.06.2024.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

**8.0 INFORMATIVES:**

**Notes to Applicant**

**1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH**

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

**2. THE PARTY WALL ETC ACT 1996**

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

**Contact details:**

Application Reference Number: 24/01160/FUL

Item No: 4c

**Case Officer:** Owen Richards  
**Tel No:** 01904 552275

This page is intentionally left blank



# 43 Broadway West,, YO10 4JN

24/01160/FUL



GIS by ESRI (UK)



Scale : 1:1265

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

<b>Organisation</b>	City of York Council
<b>Department</b>	Env, Transport & Planning
<b>Comments</b>	Site Location Plan
<b>Date</b>	04 October 2024
<b>SLA Number</b>	Not Set

This page is intentionally left blank



## Planning Committee B

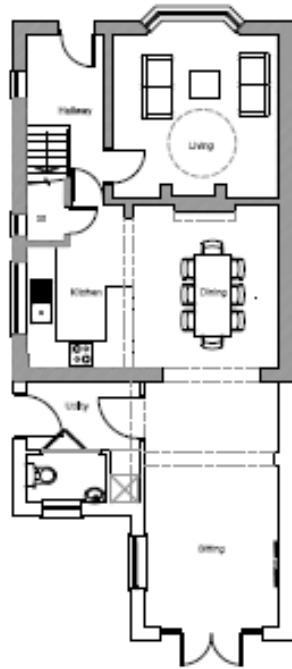
24/01160/FUL

43 Broadway West

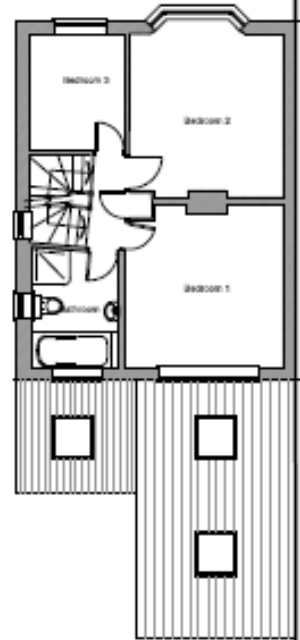
# Existing plans and elevations

© CARVE ARCHITECTURE

Scale 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



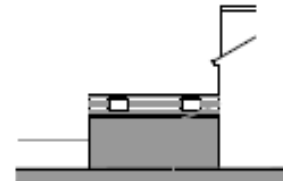
SITE PLAN (1:200)



SOUTH ELEVATION (1:100)



WEST ELEVATION (1:100)



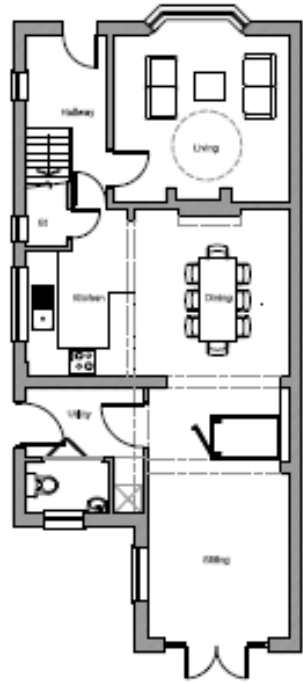
EAST ELEVATION (1:100)

Rev	Description	Date	By
01	Planning		
Client: Mr J Wood and Ms K Ravilious			
Project: 45 Broadway West York YO10 4JN			
Title: Existing Plans and Elevations			
Project No:	Drawing No:	Rev:	
185	03+02		
Scale: 1:100 (1:200 for site)	Date: 20/10/20	Check:	
Drawn by:	Check:		

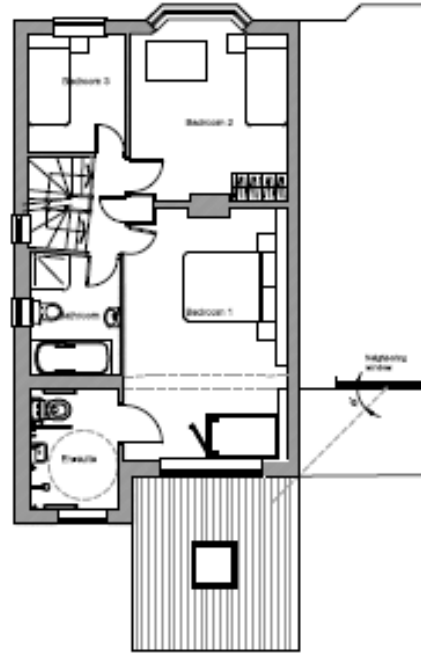


Do not make this drawing. Only drawings marked CONSTRUCTION ISSUE to be used for construction

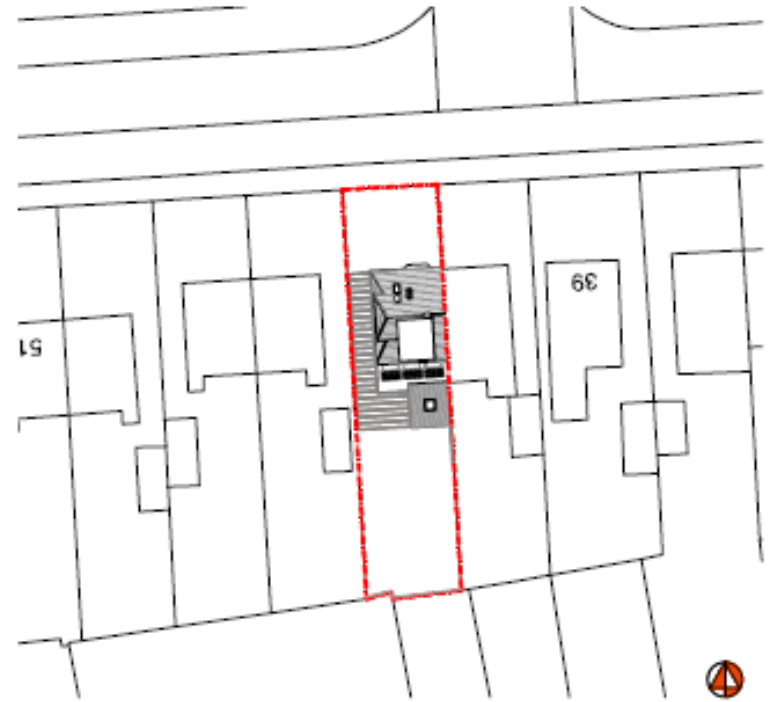
# Proposed Floor Plans and Elevations



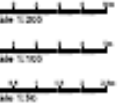
GROUND FLOOR PLAN (1:50)



FIRST FLOOR PLAN (1:50)



LOCATION PLAN (1:200)



Note: Representation of existing properties based upon photographic records only.

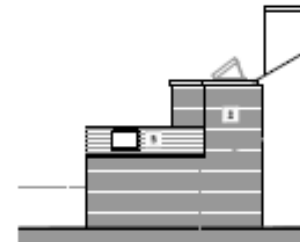
- KEY:
- 1. Area Under Proposal
  - 2. Area to be Demolished
  - 3. Area to be Retained
  - 4. Existing Property
  - 5. Existing Structure
  - 6. New Structure
  - 7. Neighbourhood Boundary
  - 8. Corner of Block
  - 9. Street



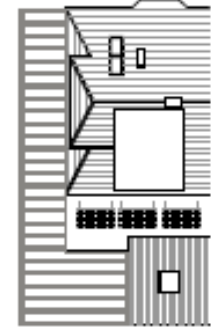
SOUTH ELEVATION (1:100)



WEST ELEVATION (1:100)



EAST ELEVATION (1:100)



ROOF PLAN (1:100)

Rev	Description	Date	By
01	Issue		
02	Issue		
03	Issue		
04	Issue		
05	Issue		
06	Issue		
07	Issue		
08	Issue		
09	Issue		
10	Issue		
11	Issue		
12	Issue		
13	Issue		
14	Issue		
15	Issue		
16	Issue		
17	Issue		
18	Issue		
19	Issue		
20	Issue		
21	Issue		
22	Issue		
23	Issue		
24	Issue		
25	Issue		
26	Issue		
27	Issue		
28	Issue		
29	Issue		
30	Issue		
31	Issue		
32	Issue		
33	Issue		
34	Issue		
35	Issue		
36	Issue		
37	Issue		
38	Issue		
39	Issue		
40	Issue		
41	Issue		
42	Issue		
43	Issue		
44	Issue		
45	Issue		
46	Issue		
47	Issue		
48	Issue		
49	Issue		
50	Issue		
51	Issue		
52	Issue		
53	Issue		
54	Issue		
55	Issue		
56	Issue		
57	Issue		
58	Issue		
59	Issue		
60	Issue		
61	Issue		
62	Issue		
63	Issue		
64	Issue		
65	Issue		
66	Issue		
67	Issue		
68	Issue		
69	Issue		
70	Issue		
71	Issue		
72	Issue		
73	Issue		
74	Issue		
75	Issue		
76	Issue		
77	Issue		
78	Issue		
79	Issue		
80	Issue		
81	Issue		
82	Issue		
83	Issue		
84	Issue		
85	Issue		
86	Issue		
87	Issue		
88	Issue		
89	Issue		
90	Issue		
91	Issue		
92	Issue		
93	Issue		
94	Issue		
95	Issue		
96	Issue		
97	Issue		
98	Issue		
99	Issue		
100	Issue		



Do not make this drawing. Only drawings marked CONSTRUCTION ISSUE to be used for construction

This page is intentionally left blank



## Planning Committee B

17 October 2024

### Planning Appeal Performance and Decisions

- 1 This report informs Members of planning appeal decisions determined by the Planning Inspectorate between 1 April and 30 June 2024. Appendix A is a list of the appeals decided, a summary of each decision is provided in appendix B and a list of outstanding planning appeals in appendix C.
- 2 Appeal statistics are collated by the Planning Inspectorate (PINs) on a quarterly and annual basis. The Government use the statistical returns as one of a number of measures to assess the performance of local planning authorities. To assess the quality of decisions, this is based on the total number of decisions made by the Local Planning Authorities that are subsequently overturned at appeal. The threshold whereby a Local Planning Authority is eligible for designation as under-performing is 10% of the Authority's total number of decisions on major, non-major and "county-matter" (generally minerals and waste proposals) applications made during the assessment period being overturned at appeal.
- 3 Table 1 shows results of planning appeals decided by the Planning Inspectorate for the quarter for all types of planning appeals such as those against the refusal of planning permission, listed building applications and lawful development certificates. In the corresponding quarter the Planning Inspectorate allowed 28% of appeals determined in England. Appeals against conditions of approval do not form part of the PINs statistics but when received are used in tables 1 and 2 for information.

**Table 1: CYC Planning Appeals Last Quarter Performance**

	<b>01/04/24 to 30/06/24</b>
Allowed	2
Split decision	1
Dismissed	7
Total Decided	10
<b>% Allowed</b>	<b>20%</b>

- 4 There were no appeal decisions received during the quarter relating to applications for “major” development.
- 5 For the 12 months period 1 July 2023 to 30 June 2024, 28% of CYC appeals decided were allowed. In England, for the most recent return, 28% of appeals were allowed.

**Table 2: CYC Planning Appeals 12-month Performance**

	<b>01/07/23 to 30/06/24</b>	01/07/22 to 30/06/23
Allowed	<b>15</b>	21
Dismissed	<b>36</b>	37
Split decision	<b>2</b>	0
Total Decided	<b>53</b>	58
<b>% Allowed</b>	<b>28%</b>	36%

- 6 The latest available figures from the Department of Levelling Up Housing and Communities (the assessment criteria set out in paragraph 2 above) show that, over the 2-year rolling assessment period, 0.7% of the total CYC decisions made in respect of non-major applications and 0% of total decisions made in respect of major applications were overturned at appeal. The comparison figures for England are 0.9% and 2.2% respectively. There were no appeals in respect of “county-matter” applications during the period.
- 7 None of the appeals determined followed a decision to refuse permission made by the Planning Committees.
- 8 The list of outstanding appeals is attached at Appendix C. There are 9 appeals of all types awaiting determination. None of the appeal decisions pending relate to a Major development or a committee decision.

### **Consultation**

- 9 This is an information report for Members and therefore no consultation has taken place regarding its content.

### **Council Plan**

- 10 The report is relevant to the “A health generating city, for children and adults,” “A fair, thriving, green economy for all,” Sustainable accessible transport for all,” “Increasing the supply of affordable good quality housing” and “Cutting carbon, enhancing the environment” city priorities of the Council Plan 2023-2027.



**Implications**

- 11 Financial – There are no financial implications directly arising from the report.
- 12 Human Resources – There are no Human Resources implications directly involved within this report and the recommendations within it other than the need to allocate officer time towards the provision of the information.
- 13 Legal – There are no known legal implications associated with this report or the recommendations within it.
- 14 There are no known Equalities, Property, Crime & Disorder or other implications associated with the recommendations within this report.

**Risk Management**

- 15 In compliance with the Council’s risk management strategy, there are no known risks associated with the recommendations of this report.

**Recommendation**

- 16 That Members note the content of this report.

**Reason**

- 17 To inform Members of the current position in relation to planning appeals against the Council’s decisions as determined by the Planning Inspectorate.

**Contact Details**

**Author:**

Gareth Arnold  
Development Manager,  
Development Management

**Chief Officer Responsible for the report:**

Becky Eades  
Head of Planning and Development  
Services

**Report  
Approved**



**Date** 07.10.2024

**Specialist Implications Officer(s)** None.

**Wards Affected:**

All

**For further information please contact the author of the report.**

**Appendices**

- |            |  |
|------------|--|
| Appendix A | Planning Appeals decided between 1 April and 30 June 2024              |
| Appendix B | Summaries of Planning Appeals decided between 1 April and 30 June 2024 |
| Appendix C | Planning Appeals Outstanding at 9 October 2024                         |

**Appendix A**  
**Decided Planning Appeals**

Ward	Application number	Proposal	Address	Date decided	Decision	Decision type
Clifton	23/00689/FUL	Change of use of dwelling (use class C3) to House in Multiple Occupation (use class C4) and dormer to rear	46 Cromer Street York YO30 6DQ	16/04/24	Appeal Dismissed	Delegated
Heworth	22/00726/FUL	Change of use from dwelling (class C3) to House in Multiple Occupation (class C4) to house a maximum of 4 people - retrospective	15 Main Avenue York YO31 0RT	11/04/24	Appeal Allowed	Delegated
	23/00962/FUL	Erection of pergola and extension of paved seating area to side - retrospective	Walnut Tree Inn Heworth York YO31 1AN	15/04/24	Appeal Allowed	Delegated
Heworth Without	23/00687/FUL	Two storey pitched roof side extension to replace existing with 1no. dormer to rear, single storey extension to rear and alterations to doors/windows to rear	22 Galtres Road York YO31 1JR	11/04/24	Appeal Dismissed	Delegated
Huntington/New Earswick	23/01195/ADV	Display of 4no. internally illuminated fascia signs, 4no. non illuminated fascia signs and 2no. boundary signs	Go Store Self Storage Ltd Monks Cross Drive Huntington York YO32 9GZ	08/04/24	Part Allowed/ Part Dismissed	Delegated

Rural West York	23/00479/FUL	Hip to gable roof extensions with 2no. dormers to front and 1no. dormers to rear raised ridge height and single storey front extension	20 Orchard Road Upper Poppleton York YO26 6HF	25/04/24	Appeal Dismissed	Delegated
Strensall	23/00996/FUL	Retention of hardstanding area	Country Park Pottery Lane Strensall York YO32 5TJ	17/06/24	Appeal Dismissed	Delegated
	23/01149/FUL	Single storey side extension, first floor side extension and erection of detached garage following demolition of conservatory (retrospective)	The Granary Old Carlton Farm Sandy Lane To Boundary Stockton On The Forest York YO19 5XS	21/05/24	Appeal Dismissed	Delegated
Wheldrake	23/01164/FUL	Formation of access road from caravan site to rear of Home Lea	Home Lea Elvington Lane Elvington York YO41 4AX	16/04/24	Appeal Dismissed	Delegated
	23/00024/FUL	Variation of condition 2 of permitted application 21/02437/FUL to alter ridge roof and eaves height, relocation of front door and addition of 2no. windows	Pasture Farm Main Street Deighton York YO19 6HD	02/05/24	Appeal Dismissed	Delegated

**Appendix B**  
**Planning Appeal summaries between 01/04/24 and 30/06/24**

<b>Case number</b>	<b>Appeal by</b>	<b>Description</b>	<b>Address</b>	<b>Outcome</b>
23/00043/REF	The Stonegate Group	Erection of pergola and extension of paved seating area to side - retrospective	Walnut Tree Inn Heworth York YO31 1AN	Appeal Allowed

**Notes**

This appeal related to a pergola and extended paved seating area. The works are already in situ within the garden of the Walnut Tree Inn within the Heworth Green East Parade Conservation Area. The Inspector remarked that the use of timber is not reflective of the predominant building material, however from many vantage points it is the open side of the pergola that is prevalent in views, with the main building remaining clearly visible in between timber posts. Adding that whilst it extends forward of the main building, the one solid timber boarded elevation that faces the road is only visible from limited vantage points. In such views, it sits below the eaves of the conservatory extension and it appears as clearly subservient to the main building. The pergolas modest scale and height and its subordinate natures means that it does not unduly draw the eye, nor does it detract from the street scape or diminish the spacious garden setting of the site. The Inspector concluded that the development preserves the character and appearance of the Conservation Area and does not harm its significance as a designated heritage asset. As no harm was found, the inspector did not need to weigh the public benefits of the development.

<b>Case number</b>	<b>Appeal by</b>	<b>Description</b>	<b>Address</b>	<b>Outcome</b>
23/00048/REF	Mr S Nelson	Retention of hardstanding area	Country Park Pottery Lane Strensall York YO32 5TJ	Appeal Dismissed

**Notes**

The appeal related to an area of hardstanding purporting to be required for use for agricultural purposes in connection with an adjacent agricultural building. On visiting the site no evidence of agricultural use could be ascertained and during the course of processing an application for Prior Approval was submitted for change of use of the associated agricultural building to a commercial use. The development was refused planning permission on the grounds of being inappropriate development with no very special circumstances. The use of an impermeable surfacing material provided a second reason for refusal on flood risk grounds. The appeal inspector agreed that the development was inappropriate in the Green Belt and that it harmed in particular the spatial aspect of openness. The extension of hardstanding into an area previously landscaped was also taken to be an

encroachment into open countryside. The Inspector went on to agree with the potential flood risk harm from the surfacing material and dismissed the appeal.

Case number	Appeal by	Description	Address	Outcome
23/00040/REF	Mr Matt Waugh	Change of use of dwelling (use class C3) to House in Multiple Occupation (use class C4) and dormer to rear	46 Cromer Street York YO30 6DQ	Appeal Dismissed

#### Notes

Planning permission was refused for a Change of Use of this C3 house into a C4 House of Multiple Occupation. The property is within a street of terraced houses. The reason for refusal was because the number of HMO's within 100m of the application site breached the threshold of 10% referenced in HMO Policy H8 of the Draft Local Plan, and the supporting Supplementary Planning Document which accompanies the Article 4 Direction on such matters; this site taking the number of HMO's at the street level to 13.14%. The Inspector was broadly supportive of the policy and what it was seeking to achieve and attached weight to it. They said that '...the use of a threshold at street level is an important tool in the Council's efforts to prevent the creation of large concentrations of HMO's within neighbourhoods and the incremental erosion of the character of residential areas'. They also recognised the different type of HMO occupation in terms of occupiers leading independent lives from one another and that 'attendant comings and goings, along with those of visitors, would lead to a level of activity that would be more marked and intensive than that which could reasonably be expected with a single household'. They went onto say that this would be more marked here due to the close physical relationship of the (terraced) houses. They attached weight to the cumulative impact of such uses and concluded that even though at 5no. occupiers, the use of the property individually was similar to that of a C3 dwellinghouse, and that the property itself was well maintained and would likely offer appropriate accommodation, every additional HMO over the threshold had the capability of add harmfully to the cumulative impact here. The appeal was dismissed.

Case number	Appeal by	Description	Address	Outcome
23/00024/REF	Mr Nick Read	Change of use from dwelling (class C3) to House in Multiple Occupation (class C4) to house a maximum of 4 people - retrospective	15 Main Avenue York YO31 0RT	Appeal Allowed

#### Notes

The change of use to HMO took place on 31 March 2014. The house was being occupied by 6 tenants, the application was for 4 tenants. At street level the concentration of HMO's is 11.1% not including the appeal property (over the 10% threshold in the policy and the SPD). As such the application was refused. The appeal was allowed on the following grounds -That there are already

tenants in the property who would be made homeless as a result of dismissing the appeal is a material consideration in this case. 4 residents would operationally likely cause little difference in comings and goings & demand for car parking compared to a single household. Given what is proposed is an HMO for four tenants rather than the current six, the inspector was not persuaded that there would be any substantive harm in terms of the character of the area and its amenities from the continued use. The fact that there is a slightly higher concentration of HMOs in Main Avenue than the SPD and emerging Policy H8 would allow is outweighed by the material consideration that this is an existing licensed HMO. Were the appeal to be dismissed it would simply result in making tenants homeless. The inspector imposed a condition restricting the number of occupants to 4. They found that although the floorspace in the house (six bedrooms over three floors) almost meets the 129 square metres set out in the Technical Housing Standards - Nationally Described Space Standard, they were not satisfied that the layout and provision in terms of shared living space and bathroom facilities would constitute a standard of accommodation that would protect the residential amenity for current and future occupiers as required by DLP Policy H8.

Case number	Appeal by	Description	Address	Outcome
24/00004/REF	Mr and Mrs Hodgson	Single storey side extension, first floor side extension and erection of detached garage following demolition of conservatory (retrospective)	The Granary Old Carlton Farm Sandy Lane To Boundary Stockton On The Forest York YO19 5XS	Appeal Dismissed

**Notes**

The application site relates to a residential dwelling known as The Granary, a former agricultural building originally in association with Old Carlton Farm outside of the village settlement limits of Stockton on the Forest and within the general extend of the Green Belt. Retrospective planning permission was refused for a part first floor and single storey extension. The LPA refused the application on grounds the dwelling had already been significantly extended at first floor and single storey which substantially increased the size of the original building as it appeared on historic maps dating from 1983. The completed development (the subject of this application) has incorporated further first and single storey extensions to the dwelling. When added to the previous substantial increase in the size of the building, the works cumulatively represent a disproportionate addition to the size of the original dwelling (over 150% increase in volume), which would constitute inappropriate development in the Green Belt. Also the massing and volume would impact upon character and openness. The Inspector agreed with the LPA and considered the additional development lacked subservience to the original dwelling. He concluded that while the dwelling would be generally screened form outside views, it was disproportionate and impacted upon the character and appearance of the site.

Case number	Appeal by	Description	Address	Outcome
24/00002/REF	Ms Emer Nugent	Two storey pitched roof side extension to replace existing with 1no. dormer to rear, single storey extension to rear and alterations to doors/windows to rear	22 Galtres Road York YO31 1JR	Appeal Dismissed

### Notes

The application property is a semi-detached house, with a 2-storey side extension with flat roof. The scheme involved extending the pitched roof over the side extension but with a change from a hipped to a gable shaped roof and a rear dormer the full width of the extended house. The extension was refused on design grounds because it was overlarge / over-dominant and out of character with the design and scale of the host dwelling. The resulting roof would appear highly elongated and drawn out over the property. It would add a considerable bulk and mass to the property which would appear highly dominant and would not appear subordinate to the host property. It would also considerably unbalance the pair of semi-detached properties. The rear dormer, due to its overall size, design and siting, would appear as a bulky and incongruous addition, dominating the rear roof slope and appearing excessive. It would be seen in context with the side extension and compound the adverse visual effect. The visual harm would be in conflict with the NPPF and local policies and the house extensions draft guidance therefore the appeal was dismissed.

Case number	Appeal by	Description	Address	Outcome
23/00042/REF	Mr Thomas	Formation of access road from caravan site to rear of Home Lea	Home Lea Elvington Lane Elvington York YO41 4AX	Appeal Dismissed

### Notes

The proposal related to the erection of an access road to a residential park home site bypassing the existing access which goes through the compound occupied by the appellant's family. It had previously been refused planning permission, been constructed anyway and been the subject of an enforcement notice appeal which was dismissed. The resubmitted scheme included provision for landscape planting along the line of the access road to attempt to address the previous appeal dismissal. It was the LPA contention that this did not address the harm of the proposal to the openness of the Green Belt and that the landscape planting would if anything only serve to highlight the presence of the road. The appeal inspector agreed that whilst the landscaping would have some mitigating impact, the harm to the openness of the Green Belt would be maintained in that vehicles using the access road would still be highly visible for some distance to east. It also remained an encroachment into open countryside and therefore contrary to the purposes of designation of the Green Belt. The appeal was therefore dismissed.



Case number	Appeal by	Description	Address	Outcome
23/00045/REF	Mr John R Knowles	Variation of condition 2 of permitted application 21/02437/FUL to alter ridge roof and eaves height, relocation of front door and addition of 2no. windows	Pasture Farm Main Street Deighton York YO19 6HD	Appeal Dismissed

### Notes

The application was made under section 73 of the Act to amend the approved plans. National planning guidance (NPPG) advises such a material change must only relate to conditions and not to the operative part of the permission. An application under section 73 may not be used to obtain a permission that would require a variation to the terms of the 'operative' part of the planning permission, that is, the description of the development for which the original permission was granted. The planning permission was for a single storey building. The proposed revisions to the scheme included an extra floor of development in the roof. The building would subsequently be 1.5 storey; not single storey. This would be a change to the original description of development. Consequently it could not be allowed under the section 73 minor material amendment process.

Case number	Appeal by	Description	Address	Outcome
23/00046/REFADV	Mr Antony Smith	Display of 4no. internally illuminated fascia signs, 4no. non illuminated fascia signs and 2no. boundary signs	Go Store Self Storage Ltd Monks Cross Drive Huntington York YO32 9GZ	Part Allowed/ Part Dismissed

### Notes

The proposal was for express consent for new signage to a large building providing a self storage facility on the north side of Monks Cross Drive in Huntington. A split decision was issued by the local planning authority granting consent for all the signs except signs A.2, A.3 and B. These comprised two internally illuminated large box signs on the east side elevation and rear elevation which were considered to be unnecessary and created clutter on secondary elevations, and sign B which was considered to be an overly large sign comprising white internally illuminated lettering 'self storage' on the west elevation which would cause harm to visual amenity by being too prominent in the street scene. The Inspector agreed that sign A.3 constituted unnecessary clutter and would have a negative effect on visual amenity. However, they did not agree that sign A.2 was unnecessary and this sign was allowed. They also did not agree with the LPA that sign B was too large, allowing this sign providing it was not illuminated in order to protect visual amenity. The Appeal was part allowed and part dismissed.

This page is intentionally left blank

**Appendix C**  
**Outstanding Planning Appeals**

Date report run: 09-Oct-2024

Ward	PINs Appeal number	Proposal	Address	Date appeal lodged
Dringhouses And Woodthorpe	APP/HH/2131	High hedge investigation appeal against approval	54 White House Gardens York YO24 1EA	02/03/23
Fulford And Heslington	APP/C2741/W/24/3350098	Erection of 4no. detached dwellings with associated access, parking and landscaping	40 Fordlands Road York YO19 4QG	14/08/24
Guildhall	APP/C2741/W/24/3350732	Change of use from a dwellinghouse (use class C3) to short term letting accommodation for up to 10 people (sui generis)	17 Penleys Grove Street York YO31 7PW	05/08/24
Heworth	APP/C2741/X/22/3303954	Certificate of lawfulness for use of building as a dwelling within Use Class C3	20B Asquith Avenue York YO31 0PZ	26/07/22
Holgate	APP/C2741/W/24/3347577	Change of use of 12-14 Acomb Road from commercial premises to Large House in Multiple Occupation (sui generis), dormer to rear and associated alterations to fenestration	12 Acomb Road York YO24 4EW	05/01/24
Hull Road	APP/C2741/W/24/3349195	Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4) (retrospective)	234 Melrosegate York YO10 3SW	31/07/24

Micklegate	APP/C2741/X/24/3346887	Certificate of lawfulness for proposed use of 8no. flats as short term holiday lets	Crescent Court The Crescent York	24/06/24
	APP/C2741/W/24/3349800	Erection of 1no. dwelling to rear following demolition of detached garage	2 Norfolk Street York YO23 1JY	09/08/24
Osballdwick And Derwent	APP/C2741/D/24/3347585	Single storey side and rear extension after removal of garage and rear projections	24 Nursery Gardens Osballdwick York YO10 3QL	05/07/24
	APP/C2741/W/24/3347910	Change of use to children's day nursery (use class E) including alterations and extensions (resubmission)	71 Osballdwick Village Osballdwick York YO10 3NP	11/07/24
	APP/C2741/W/24/3349410	Single storey side/rear extensions, porch to front and conversion of garage to habitable space	52 Moat Field Osballdwick York YO10 3PT	02/08/24
Rural West York	APP/C2741/X/24/3343593	Certificate of lawfulness for proposed development of an outbuilding to rear and an in-ground swimming pool	The Old Vicarage Main Street Askham Richard York YO23 3PT	01/05/24