

COMMITTEE REPORT

Committee: West and City Centre
Date: 17 August 2006

Ward: Rural West York
Parish: Nether Poppleton Parish
Council

Reference: 06/01529/FUL
Application at: 4 Littlefield Close Nether Poppleton York YO26 6HX
For: Erection of 2 x 1.8m high double wooden gates
By: Alison Jayne Bradley
Application Type: Full Application
Target Date: 11 September 2006

1.0 PROPOSAL

1.1 The application is for the erection of 2 pairs of 1.8 metre high double wooden gates.

1.2 The application is reported to Sub Committee as the applicant is the wife of a Councillor.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

2.2 Policies:

CYGP1
Design

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 15/08/2006
Site Notice - N/A
Press Advert - N/A
Internal/External Consultations - Expires 15/08/2006

8 WEEK TARGET DATE 11/09/2006

3.2 INTERNAL CONSULTATIONS

HIGHWAYS NETWORK MANAGEMENT - No objections

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

No other representations were received within the consultation period

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

6/116/208/PA - Erecting ground floor extension to form study, store, utility room and kitchen - Approved

4.2 ADDITIONAL PLANNING POLICY

Poppleton Village Design Statement - 2003

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property

4.4 ASSESSMENT

PLANNING POLICY

Policy GP1 'Design' of the City of York Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

VISUAL IMPACT ON THE DWELLING AND THE AREA

The application is for 2 pairs of 1.8 metre high double wooden gates both with access to Littlefield Close. There are similar examples of gates and fences over 1 metre adjacent to a highway within the street. The boundary facing the road is marked by a tall conifer hedge, together with hedges on the opposite side of the street the gates are unlikely to impact further on the openness of the street. The gates would not impact negatively on the appearance of the dwelling or the street scene.

There would be very little impact on the neighbouring properties by the proposed gates with no material loss of light, or loss of vehicle visibility.

5.0 CONCLUSION

5.1 The proposed erection of 2 pairs of 1.8 metre high wooden gates would comply with planning policy, and the amenity requirements of the area, and would not harm highway safety. Approval is recommended.

6.0 RECOMMENDATION: Approve

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

Plans received 7 July 2006;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

- 2 TIME2 Development start within three years

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the dwelling and the locality, and highway safety. As such, the proposal complies with Policy GP1 of the City of York Development Control Local Plan (2005).

2. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Contact details:

Author: Victoria Bell Development Control Officer

Tel No: 01904 551347