



Refuse Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

Stephen Jenneson
 Jenneson Associates Ltd
 8 Nicholson Court
 Pocklington
 York
 YO42 2PF

Application at:

26 Tadcaster Road Dringhouses York YO24 1LQ

For:

Erection of 3 no 3 storey houses and a 3 storey block comprising 10 flats with ancillary garage and cycle parking blocks after demolition of existing buildings (Re-submission)

By:

Pilcher Homes Ltd

Application Ref No.:

06/00103/FULM

Application Received on:

18 January 2006

REASONS FOR REFUSAL:

1 In the opinion of the Local Planning Authority the proposed buildings, by virtue of their scale, height, massing and design are inappropriate in this area and would harm the appearance and character of the area, the setting of the Tadcaster Road Conservation Area, and the amenities of residents living close to the site. As such, the proposal is contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies GP1 'Design', H4 'Housing Development in Existing Settlements', GP10 'Subdivision of Gardens and Infill Development' and HE2 'Development in Historic Locations' of the City of York Local Plan Deposit Draft.

2 The Council considers that the proposal would result in an unacceptable increase in the level of vehicular movements using this access point, which emerges from within a busy bus stop lay-by and into the lane structure of a busy signalised junction on a principal arterial route into the City. Traffic levels and potential conflicts on the highway at this junction have intensified since the garages on the site were last used as garages rather than for storage, and the traffic increase would be greater than the maximum number of potential movements that could reasonably be expected if the garages at the site were to be fully reused for vehicles. Furthermore, traffic movements associated with the development here would be significantly greater than the existing (and any future likely) vehicular use of the garages. The proposal would, therefore, result in the intensification in the use of an unsuitable access point, causing interference with the free flow of traffic and a consequent danger to highway and pedestrian safety.

Date: 16 March 2006

M. Slater
 Assistant Director (Planning & Sustainable Development)

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