

was initially expressed in relation to the loss of potential bat habitat , however following on from further examination of site conditions it is now felt the proposal would have a material impact upon potential bat habitat.

EXTERNAL:-

3.2 Upper Poppleton Parish Council raise no objection in principle to the demolition of the bungalow but feel that the proposed replacement scheme would represent an over-development of the site.

3.3 One letter of objection has been received in respect of the proposal expressing concern in respect of the possible release of vermin/stray animals during demolition of the property.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

* Impact upon the character and appearance of the Conservation Area.

Impact upon the character and appearance of the conservation area

4.2 Policy HE3 of the York Development Control Local Plan sets a firm policy presumption that proposals within Conservation Areas involving demolition of a building will only be permitted where there would be no adverse effect on the character and appearance of the area. The Upper Poppleton Conservation Area encompasses the village green with series of 18th and early 19th century buildings surrounding together with its landscape approaches which incorporate the current application site. The mature landscaping along the Station Road frontage of the application site combined with the wide verges which lead off the village green add significantly to the overall character and appearance of the Conservation Area. The existing dwelling which was abandoned in the early 1990s has more in common in terms of its design, massing and layout with the properties to the south and east and lying out side of the Conservation Area. Its removal particularly bearing in mind its particular state of disrepair would have a positive benefit for the character and appearance of the Conservation Area. However, the mature landscaping fringing the street frontage with Station Road and Longridge Lane contributes significantly to the overall character and appearance of the Conservation Area and as far as is practicable it is intended to retain it as part of the finished scheme. It is proposed to replace the existing building with a two storey house on the Station Road frontage and a bungalow on the Longridge Lane frontage. These would both be set well into the plot and in terms of scale and massing they would closely reflect that of

surrounding properties. The terms of Policy HE3 of the Draft Local Plan would therefore be complied with.

4.3 The potential impact of the proposal in respect of bat habitat and the potential for release of vermin through demolition are not material considerations in terms of determining the application for Conservation Area Consent.

5.0 CONCLUSION

5.1 1 Station Road Upper Poppleton comprises a detached brick built bungalow set within large grounds occupying a corner plot at the junction of Station Road and Longridge Lane within the Upper Poppleton Conservation Area. Conservation Area Consent and a parallel application for planning permission are sought for the demolition of the bungalow which is in an extreme state of dereliction and its replacement with a two storey detached house and a detached bungalow to the rear. Both properties would be set back from the street frontage and the existing mature landscaping which makes a significant contribution to the character and appearance of the Conservation Area would be retained. The loss of the existing property would preserve and enhance the character and appearance of the Conservation Area by virtue of the degree of dereliction of the property and the proposed replacement scheme would closely reflect the local pattern of built form by virtue of the proposed scale, massing and palette of materials. The proposal is therefore acceptable in terms of its impact upon the Conservation Area and approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC) -

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

Drawing Refs:- 104; 1000; 100; 105; Date Stamped 26th October 2011 and 1002B and 103B Date Stamped 4th January 2012.

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

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 to impact upon the character and appearance of the Upper Poppleton Conservation Area. As such the proposal complies with Policy HE3 of the City of York Development Control Local Plan.

Contact details:

Author: Erik Matthews Development Management Officer

Tel No: 01904 551416