

COMMITTEE REPORT

Date: 8 November 2012 **Ward:** Strensall
Team: Major and **Parish:** Stockton-on-the-Forest
Commercial Team Parish Council

Reference: 12/02909/FUL
Application at: Fox Inn 90 The Village Stockton on the Forest York YO32 9UW
For: Erection of 6no. terraced dwellings and conversion of existing outbuildings to 3no. dwellings with associated parking and access (revised scheme)
By: London Ebor Developments PLC
Application Type: Full Application
Target Date: 15 October 2012
Recommendation: Approve subject to Section 106 Agreement

1.0 PROPOSAL

1.1 This application seeks permission for the erection of six houses and the conversion of a barn into three dwellings on land to the rear of the Fox Inn Public House located on The Village in Stockton-on-the-Forest. The proposed new build houses would be located within the rear car park of the pub. The houses consist of a row of terraced two storey dwellings. Five of the houses would be two bedroom in size with one being three bedroom. Each dwelling would have a single car parking space with a private rear garden. The houses are traditional in design and would be constructed of brick with pantile roof, windows and doors would be timber.

1.2 The barn sits to the south east of the Fox Inn and has been most recently used as a storage and events venue associated with the pub use. The building is not listed. The barn has been extended since it was constructed and contains some elements which are two storey and some which are single storey. This application proposes to convert the barn into three separate dwellings; each would contain two bedrooms and have a private garden area. No extensions are proposed and alterations to the external appearance of the barn are minimised.

1.3 Access to the proposed houses would make use of the existing pub access onto The Village. The houses would be accessed by passing by the side of the pub and barn. The pub would retain a small car parking area to its front. 29 car parking spaces for the pub would be lost as a result of the development with 9 being retained.

1.4 The whole of the application site is within Stockton-on-the-Forest Conservation Area. The site is located within the heart of the village with the surrounding area being predominantly residential in character. Development along The Village contains detached houses and cottages dating from the 18th and 19th century.

There is recent housing development in the immediate vicinity of the site with The Hollies and Maple Court wrapping around the south, west and east of the site.

1.5 This application has been brought before Planning Committee at the request of Cllr Doughty for reason of overdevelopment and the associated concerns raised by local residents. A site visit is recommended to fully understand the context of the site and the concerns expressed by local residents and the Parish Council.

1.6 A previous application (12/02140/FUL) was submitted to erect four houses within the pub car park to the east and to demolish the barn. This application was withdrawn following advice from the Conservation Officer that it was not acceptable to demolish the barn as it is considered to positively contribute to the character and appearance of the conservation area.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Stockton On Forest CONF

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Schools Stockton on the Forest Primary 0231

2.2 Policies:

CYGP1 -Design

CYHE3 -Conservation Areas

CYHE2 -Development in historic locations

CYH4A -Housing Windfalls

CYGP4A - Sustainability

CYH5A -Residential Density

CYL1C -Provision of New Open Space in Development

3.0 CONSULTATIONS

INTERNAL

3.1 Highway Network Management - No objections. The proposal makes use of an existing access which provides adequate visibility in accordance with national guidance. Whilst internal access is single flow in places, two-way flow is provided at the junction with the public highway. Levels of traffic associated with the development would not be significant and can be safely accommodated on the adjacent highway. Car parking is provided in accordance with local standards.

3.2 Design, Conservation and Sustainable Development (Conservation) - The village is a linear settlement of medieval origin, with a good survival of traditional linear plots in the historic core of the village. The existing buildings on the site were constructed as a farm house and associated agricultural buildings. They are relatively intact, and have aesthetic, historic and evidential value. The buildings make a positive contribution to the architectural or historic interest of the conservation area. The traditional form of plot development, with domestic buildings towards the front of the site with associated agricultural or other subservient buildings to the rear, has been lost in the immediate development of the site by housing development in the late twentieth century.

The proposed conversion of the agricultural buildings would result in the preservation of their contribution to the special interest of the conservation area. Separating the outbuildings from the frontage building by a wall or other solid boundary feature would result in some harm as it severs the historic functional relationship. The harm should be weighed against the public benefit of preserving the building.

The proposed new build dwellings would not be overly intrusive in the street scene. Whilst back land development would usually be resisted in a linear settlement where frontage development is characteristic, in the immediate vicinity of the site, twentieth century back land housing development is prevalent. Indeed, the historic plot has already been truncated by modern housing development.

Overall, the proposed conversion of the existing outbuildings and construction of 6 terraced dwellings preserves the character and appearance of the conservation area as one of special architectural or historic interest.

3.3 Design, Conservation and Sustainable Development (Ecology) - A bat survey has been submitted with the application. There is no evidence that the existing barn buildings support roosting bats, although there is evidence that there are bat roosts nearby and they use the area for foraging. No further survey work is required, however a condition should be added to any approval regarding the careful conversion of the building to make sure any potential impact is minimised should any bats take up residence in the future.

New roosting habitat can be easily created within the proposed new buildings through the conversion works, for example through the use of bat tiles or bat bricks. This would provide a net gain in the biodiversity of the site in line with the NPPF. There are Great Crested Newts on land close by, however the proposed development would have no impact on newts.

3.4 Integrated Strategy Unit - Due to the increase in house numbers from the previous application, the affordable housing requirement is that one of the houses should be affordable and a commuted sum of £46,282.50 is sought. The reasoning for this is that the affordable housing target for developments of this size in rural areas is 20%; however it is impossible to take 20% of nine houses. Therefore the commuted sum sought covers the additional requirement above the one house provided on site.

3.5 Environmental Protection Unit - Concerns rose regarding potential noise from the public house affecting the living conditions of future occupiers of the converted barn. The applicant submitted a revised plan to show a potential wall between the pub building and the barn to help reduce noise. However, no barrier calculations were submitted showing what the noise mitigation impacts would be. Additionally, the applicant has not submitted a noise survey showing what the likely level of noise would be from the pub site.

As the applicant has not submitted a noise assessment survey of the application site factoring in the concerns raised about noise, the only option left to EPU is to recommend a condition which considers a worst case scenario and ensuring that a level of amenity is achieved for the occupants of the proposed development. Therefore conditions should be added to any approval requiring sound attenuation against external noise of not less than 35 dB (A) and details to be submitted and approved of a suitable acoustic barrier if required.

3.6 Drainage - The development is in low risk Flood Zone 1 and should not suffer from river flooding. There are no objections to the proposed development subject to a condition being added to any approval which requires full details of foul and surface water drainage to be submitted and approved.

3.7 Leisure - An off site contribution is sought. Money received for play and amenity open space would be used within the Parish and paid to the Parish Council to make best use of the funds within the area. Sports payment would be used in the North Zone of the Sports and Active Leisure Strategy

EXTERNAL

3.8 Stockton on the Forest Parish Council - Object to the application on the following grounds:

- On-road parking - There is very little car parking spaces on site to service the pub and houses, which will result in congestion and this will be a safety issue to the school.
- Access - The access is next to a bus stop and opposite the school, which will be hazardous with the congested traffic.
- Drainage - It appears that only the surface water drains are shown on the plans, so what arrangements are in place to deal with the foul water, as the Parish Council are concerned whether the pumping station will cope.
- Parking - There appears to be only one parking place with each house, which is clearly not enough. There is some parking along the drive way, which narrows the access, which will make it difficult for emergency/service vehicles to get to the site.
- Conservation Area - The Parish Council are concerned that the design of the new housing is not in keeping
- The Parish Council believe that divorcing the public house from this application is flawed, because it will make the future pub less viable

3.9 Local residents - Five letters of objection received from local residents. The following comments were made:

- Over development within the conservation area
- The current proposal is out of keeping with the feel of the village, the proposal is high density development of 9 homes in such a small area which is more in keeping with city areas where space is at a premium rather than a rural village and jars with existing developments in the area.
- The proposed houses are too tall in this location.
- Building so close to the fence-line would reduce the light available to the existing tree cover and lead to its demise over time.
- It is custom and practice that the Fox Inn car park is used by parents taking and collecting children from school. To reduce the available parking space as is proposed would lead to congestion at the front of the Fox at peak times and consequently increase the risk of accidents.
- The plans contain no development of the Fox Inn which is a focal point for the village and which has been missed since it's closure, Stockton on The Forest is at risk of becoming a commuter village rather than a vibrant community.
- Concern that the Fox Inn will continue to deteriorate, plans for its long term future should have been included in this application.
- Complaints have been made regarding noise generation at the pub; the creation of nine new dwellings would only create more noise in what is a quiet area.
- The proposed new build houses are not in keeping with the village and are too structured, hard, and formal, other houses in the area are larger with space around them.
- The proposal does not include enough parking for future residents or their visitors.
- The proposed houses would make the Fox Inn untenable in the future as there would not be sufficient car parking.

4.0 APPRAISAL

4.1 The key issues are:

- Principle of residential development on this site;
- Impact on the character and appearance of the conservation area;
- The impact on residential amenity;
- Compatibility of the pub with the barn conversion;
- Car and cycle parking and bin storage;
- Affordable housing;
- Leisure; and
- Drainage

PRINCIPLE OF DEVELOPMENT

4.2 Paragraph 49 of the National Planning Policy Framework (NPPF) states that 'housing applications should be considered in the context of the presumption in favour of sustainable development.' Policy H4a 'Housing Windfalls' sets more detailed criteria for assessing applications for residential development on non-allocated sites (such as the application site) by stating that developments will be granted where:

- The site is in the urban area and is vacant or underused; and
- The site has good accessibility to jobs, shops and services by non-car modes; and
- It is of an appropriate scale and density to surrounding development; and
- It would not have a detrimental impact on existing landscape features.

4.3 The application site is unallocated white land on the Local Plan Proposals Map. The site is within the built up settlement limit of Stockton-on-the-Forest and is therefore considered to be in a sustainable location. The site has good access to local services as well as bus services into York. There is a bus stop immediately outside the application site which encourages sustainable transport choice. The majority of the surrounding development is residential. The owners of the Fox Inn do not believe that the large car park which is proposed to be built upon is needed and they do not believe that the barn serves a practical purpose in association with the pub. The proposed development would not result in the loss of any green landscape areas. Given the site circumstances and the presumption in favour of sustainable development in the NPPF, it is considered that the broad principle of residential development on this site is acceptable.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

4.4 Policy HE2 of the Development Control Local Plan requires that, within or adjoining conservation areas, development proposals must respect existing buildings, open spaces, landmarks and settings, and have regard to local scale, proportion, detail and materials.

4.5 The existing buildings on the site were constructed as a farm house and associated agricultural buildings. They are relatively intact, and have aesthetic, historic and evidential value. The buildings make a positive contribution to the architectural or historic interest of the conservation area. The traditional form of plot development, with domestic buildings towards the front of the site with associated agricultural or other subservient buildings to the rear, has been lost in the immediate development of the site by housing development in the late twentieth century.

4.6 The proposed conversion of the agricultural buildings would result in the preservation of their contribution to the special interest of the conservation area. The barn buildings would be converted with little external alteration. A structural survey has been submitted demonstrating that the building can be converted into dwellings. Existing openings are generally proposed to be utilised for the insertion of windows and doors with a small number of new openings created to provide necessary light or entrance doors. Existing boundary treatments bordering neighbouring curtilages would be retained. It is proposed to create a new boundary wall between the pub and barn in order to provide privacy and help to mitigate against noise. This boundary treatment would sever the historic relationship between the barn and pub building on site; however it is considered that this is strongly outweighed by the public benefit of retaining the barn and giving it a long term viable use. Given the close proximity between the rear of the pub building and the barn, it is considered that some sort of boundary treatment is essential for amenity purposes.

4.7 The proposed new build dwellings would not be overly intrusive in the street scene. Whilst back land development would usually be resisted in a linear settlement where frontage development is characteristic, in the immediate vicinity of the site, twentieth century back land housing development is prevalent. Indeed, the historic plot has already been truncated by modern housing development. It is not considered that the proposal would have any significant impact on the historic character and form of the village given recent housing developments in the area.

4.8 The proposed houses would not be highly visible from The Village. The houses would be set back approximately 45m from The Village at the nearest point. The houses would be set behind existing houses at 92 and 92d The Village and 4 Maple Court. A 2.1m high brick wall runs along the eastern side of the access route further reducing the visual prominence of the proposed houses from the north. The proposed houses are of simple and traditional design. The houses sit within a terraced row with a pitched roof.

The houses would be constructed of brick and pantiles with timber doors and windows. The houses would be relatively modest in scale measuring 5m in height to the eaves and 8.5m to the ridge.

4.9 Whilst the proposed development represents a higher density than surrounding residential development, the proposal retains space around the terraced row with good separation to site boundaries. The houses would have gardens of approximately 11m in length giving separation and a clear visual break from Maple Court to the east. The dwellings are between 8m and 13.5m from the existing barns. Plot 9 is 7m from the side of 4 The Hollies. Therefore it is not considered that the development would appear cramped on the site.

IMPACT ON RESIDENTIAL AMENITY

4.10 Development Control Local Plan Policy GP1 requires proposals to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.11 It is considered that the location of the proposed windows within the converted barn would not have a significant impact on neighbouring privacy. Whilst the barn sits close to the boundaries of 2 and 3 The Hollies, this is an existing situation and no extensions are proposed to the barn. Therefore there would be no impact on outlook or light. It is considered that the relationship between the residential units in the barn and neighbouring properties would allow for an acceptable level of amenity.

4.12 There is a distance of approximately 13.5m between facing windows of the front of the proposed new build houses and the Plot 3 within the barn. This level of separation is considered acceptable between the front elevations. There is a minimum of 18m between the rear of the proposed houses and the front of houses on Maple Court. This is considered an acceptable separation distance from Maple Court; generally people expect to receive less privacy at the front of their house than at the rear. A 2.1m high timber fence would be retained between the units and there is significant landscaping along the boundary with Maple Court which would be retained and would further minimise the potential for overlooking between houses.

4.13 92d Maple Court which is to the north of proposed Plot 4 is a barn conversion. There are no windows other than rooflights in the south east elevation of this dwelling. It is not considered that the proposed houses would result in any significant loss of light or privacy in the dwelling or garden of 92d Maple Court.

4.14 4 The Hollies sits south and east of Plot 9. There is a separation distance of 7m between the side of 4 The Hollies and the side of Plot 9.

It is common for dwellings to sit side by side and it is not considered that the proposed dwelling at Plot 9 would have any significant impact on the level of privacy which residents of 4 The Hollies could reasonably expect to enjoy. 4 The Hollies has windows within its side elevation facing the application site, however these are secondary windows and it is considered that the 7m separation distance between these and the proposed houses would ensure that they receive natural light. Plot 9 would have no windows within its side elevation. Overall it is considered that the proposed development would not result in a significant impact on the amenity of local residents.

COMPATIBILITY OF THE PUB WITH THE BARN CONVERSION

4.15 The Environmental Protection Unit have raised some concerns about the compatibility of residential use of the barns in close proximity to the rear of the pub. The pub is currently vacant and therefore it has not been possible to carry out a noise survey of the pub. There is some potential for activity at the pub to cause noise nuisance should it re-open. However, it is recognised that the pub already sits in close proximity to a number of other houses in the area and therefore has to operate within the context of its surroundings. The applicant has offered to build a 1.8m high brick wall between the rear of the pub and the barns and to separate all activity from the rear yard area of the pub.

4.16 It is considered that there is a solution to mitigating any potential noise impacts from use of the pub. As well as the proposed boundary wall it is considered that measures could be put in place such as secondary glazing which would reduce the amount of noise entering the barn whilst retaining the character and appearance of the barn.

CAR AND CYCLE PARKING AND BIN STORAGE

4.17 Each of the proposed dwellings would have access to a rear garden area without the need to go through the house. It is therefore possible for each household to be able to store bicycles and bins away from public areas. Plots 5, 6, 7, and 8 would share access to their private gardens through a walkway under Plot 7. This would need to be secured by a gate, which could be conditioned as part of any approval.

4.18 The submitted plans show that each dwelling would have one car parking space. Eight of the nine houses proposed are two bedroom in size with one being three bedroom. The level of car parking is within maximum car parking standards as set out in the Development Control Local Plan. The size of the dwellings is such that it is expected that each dwelling would only be occupied by a small number of people.

Given this and the sustainable transport choice in this location, it is not considered that the development would cause significant problems with indiscriminate parking along The Village or in neighbouring residential streets.

4.19 It is expected that refuse and recycling would be collected from the front of the site as there is no scope for a refuse vehicle to enter the site and turn around. The applicant is proposing that a refuse collection point is located towards the front of the site adjacent to The Village. Details of this area have not been included within the application submission and a condition is recommended relating to the design and details of this area. Whilst this collection point is close to the road in a conservation area, it would be located next to a Parish notice board, a waste bin, and a bus shelter. There is also landscaping along the frontage which would help to screen the bins when they are brought down to this location on refuse and recycling collection day.

4.20 In recent times there has been an informal arrangement whereby the pub allowed non-customers to use their car park. This was a particular advantage for parents wishing to drop their children off at the school on the opposite side of the road. The school only has a small car park. Whilst the loss of public use of the pub car park could cause some additional demand for parking and waiting space along The Village and surrounding streets, it is not considered reasonable to expect the pub to carry on providing an informal and free car park for local residents and parents visiting the school. This arrangement could end at any time without recourse to the Planning Authority. Whilst the loss of car parking facilities has raised some concerns with local residents, it is not considered that an objection on these grounds could be sustained.

AFFORDABLE HOUSING

4.21 The latest affordable housing targets for developments between five and ten dwellings in rural areas, such as that proposed here, is for 20% on site provision. As the application consists of nine dwellings, one affordable house on site is required with a commuted sum payable for the remaining contribution given that 20% of nine dwellings is not a whole number. The applicant has proposed that one of the two bedroom new build houses would be offered for social rent. The applicant has agreed to pay £46,282.50 as a commuted sum. Both the on-site provision and commuted sum for off-site provision would be secured through a Section 106.

LEISURE

4.22 Policy L1c of the Development Control Local Plan seeks a provision of open space for new developments. Where developments are less than ten houses a commuted sum is generally sought rather than on-site provision. This application is not seeking on-site provision; the applicant has agreed to pay £11,380 towards off-site provision.

Money paid in respect of children's equipped play space and informal amenity open space would be forwarded to the Parish Council to be spent in the local area. Money paid towards outdoor sports facilities would be used by the Council in the North Zone of the Sports and Active Leisure Strategy.

DRAINAGE

4.23 The application site is almost entirely impermeable hard surfacing at present. The proposed development would reduce the amount of impermeable land by 418 sq.m with the creation of garden areas. Therefore the proposal would result in a lower level of surface run-off than at present. The Council's Drainage and Flood Risk team raise no objections as the proposal improves the current situation. It is recommended that a condition is attached to any approval requiring the approval of foul and surface water drainage systems.

SUSTAINABILITY

4.24 The applicant has referred to the use and reuse of enduring sustainable materials in the development and the use of insulation from recycled materials. Photo voltaic or solar panels are proposed (although there is no policy requirement below 10 dwellings). The village is served by an hourly bus route to York and beyond, and there are community facilities and schools nearby. The development which would provide additional is considered to be sustainable in the terms of the National Planning Policy Framework and is therefore subject to the presumption in favour of approval provided there are no significantly detrimental impacts. From the above assessment there are no such harmful effects of the development.

5.0 CONCLUSION

5.1 The proposed development brings the former agricultural barn back into active use and helps to ensure its long term survival. It is considered that the proposed conversion of the barn into dwellings has been designed so as to retain its existing character and appearance as far as possible.

5.2 The proposed new build houses are modest in scale and would not be visually prominent from The Village. Due to the recent substantial backland development at The Hollies, it is considered that the proposal would not have a significant impact on the historic character and form of the conservation area. The proposed houses are traditional in design and materials.

5.3 It is considered that the proposed development has been designed in such a way that it would not have a significant adverse impact on neighbouring amenity. Car parking is provided in accordance with local standards and there is scope for secure cycle parking as well as being able to store bins away from the public domain.

Affordable housing and open space provision is in line with local standards.

5.4 Therefore the application is recommended for approval subject to conditions and the completion of a Section 106 agreement which covers:

- the provision of one house on-site for social rent
- a commuted sum for off-site affordable housing of £46,282.50
- a commuted sum for leisure and open space of £11,380

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve subject to Section 106 Agreement

1 TIME2 Development start within three years -

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

- Proposed site plan scheme 3 12:21:12 C received 20/09/12
- Proposed house types 12:21:14 received 17/08/12
- Existing outbuildings proposed elevations 12:21:10 A received 17/08/12
- Existing outbuildings proposed sections 12:21:15 received 17/08/12
- Existing outbuildings proposed floor plans 12:21:09 A received 17/08/12

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 all external materials to be used, including a sample panel of brickwork and ground surface materials, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually acceptable appearance.

Informative:

All windows and doors shall be constructed of timber with a painted finish.

4 Details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development is occupied.

Reason: In the interests of the visual amenities of the area.

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs to be planted. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

6 Prior to the commencement of development full details of the rooflights hereby approved shall be submitted to and approved in writing by the Local Planning Authority. All rooflights shall be mounted to sit flush with the roof covering. The development shall be carried out in complete accordance with the approved details and thereafter retained.

Reason: To protect the character and appearance of the barn building within the Conservation Area.

7 Prior to the commencement of development full details of the 'domestic refuse collection point' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and thereafter retained.

Reason: To protect the character and appearance of the Conservation Area.

8 Large scale details of the vertical cross section through windows at 1:10 indicating joinery sections, set back in reveal and sill profile shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

Reason: So that the Local Planning Authority may be satisfied with these details.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A (enlargement or improvement of dwelling house), B (enlargement of roof), C (alterations to roof), D (construction of a porch), and E (construction of outbuilding) 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 and the character and appearance of the area 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 1995.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no windows, doors or other openings, other than those shown on the approved plans, shall be inserted into the dwellings.

Reason: In the interests of the amenities of occupants of the adjacent residential properties and to protect the character and appearance of the Conservation Area.

11 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of what measures shall be provided within the design of the new buildings/conversion to accommodate bats. The work shall be completed in accordance with the approved details. Features suitable for incorporation for this group include the use of special tiles, bricks, soffit boards, and bat boxes.

Reason: To take account of and to enhance the habitat for bats.

12 The building envelope of the converted barn hereby approved shall be developed so as to provide sound attenuation against external noise of not less than 35 dB(A), with windows shut and other means of ventilation provided, if required. Prior to the commencement of development a detailed scheme for the sound attenuation measures to be incorporated, if necessary, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To protect the amenity of the proposed dwelling occupants.

Informative

Sound attenuation could consist of an acoustic barrier and/or window and door alterations.

13 Prior to the development commencing details of the cycle parking, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the cycle parking facilities have been provided within the site in accordance with such approved details.

Reason: To promote sustainable transport choice.

14 The dwellings shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles 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.

15 Notwithstanding the information contained on the approved plans, the height of the new build houses shall not exceed 8.7 metres in height, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: To establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

16 Development shall not begin until full details of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

17 Prior to the commencement of development, details of a security gate under Plot 7 to secure the rear garden areas of Plots 5, 6, 7, and 8, shall be submitted to and approved in writing by the Local Planning Authority. The security gate shall be installed in complete accordance with the approved plans prior to the first occupation of a house within one of these plots and thereafter retained.

Reason: In the interests of crime prevention.

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:

- Principle of residential development on this site;
- Impact on the character and appearance of the conservation area;
- The impact on residential amenity;
- Compatibility of the pub with the barn conversion;
- Car and cycle parking and bin storage;
- Affordable housing;
- Leisure; and
- Drainage

As such the proposal complies with Policies GP1, HE2, HE3, H4A, H5A, and L1C of the City of York Development Control Local Plan.

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