

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 19 April 2007

**Ward:** Micklegate  
**Parish:** Micklegate Planning Panel

**Reference:** 07/00503/FUL  
**Application at:** Paventia House Moss Street York YO23 1DD  
**For:** Erection of temporary portakabin to side  
**By:** York Family Housing  
**Application Type:** Full Application  
**Target Date:** 30 April 2007

### 1.0 PROPOSAL

1.1 This application is referred to the West and Centre Sub-Committee as the applicant is the partner of an employee of the Council.

1.2 Planning permission is sought for a 3 year period for the erection of a portakabin to be sited on garden area to the north west of Paventia House. The pale grey prefabricated unit would provide 2 temporary offices for the use of Paventia House, York Family Housing. It would measure 7.5m x 3.3m, and would have pedestrian access only.

1.3 No additional staff would be employed as a result of the development and the current parking and servicing arrangements to Paventia House would be unaffected.

1.4 In the future the applicant would hope to obtain the necessary funding to construct a permanent facility on the site in the form of an extension to the existing building.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006

City Boundary York City Boundary 0001

DC Area Teams Central Area 0002

Schools Scarcroft Primary 0220

## 2.2 Policies:

CYGP1  
Design

## 3.0 CONSULTATIONS

### 3.1 INTERNAL CONSULTATIONS

Highway Network Management- No objections

### 3.2 EXTERNAL CONSULTATIONS

Micklegate Planning Panel- No response at time of writing

No representations have been received at the time of writing.

## 4.0 APPRAISAL

### 4.1 RELEVANT SITE HISTORY

03/02996/FUL Erection of 22 flats and supported residential accommodation with access road and associated parking. PER 16.3.2004

### 4.2 ADDITIONAL PLANNING POLICY

PPS 1 " Delivering Sustainable Development "

### 4.3 KEY ISSUES

1. Visual Impact
2. Residential amenity
3. Highway safety

### 4.4 ASSESSMENT

1. The proposed portacabin would be sited in a side garden area that is screened on all sides and would not be visible from either public highways, Caesar Court or Moss Street. It would however be visible from the upper windows in the rear elevation of the neighbouring terraced properties on the north east side of South Parade. In the garden along the abutting boundary are 5 trees that would provide considerable screen when the trees are in full leaf and would help to reduce the visual impact of the proposed development from this angle. In addition, this boundary is also marked by a high brick walling that would provide a low level screen to the proposed portacabin. The development would therefore be reasonably screened to the properties on South Parade. To the north east boundary with the adjacent All Saint's

School tennis court, the boundary is marked by high brick walling and one noticeable tree that overhangs this boundary. This would also provide an effective screen. The health and amenity value of the trees would be unaffected due to an acceptable distance from the site of the proposed portacabin. The frontage screening that is visible from Moss Street and Caesars Court consists of solid vertical timber fencing that creates a secure and secluded site for the Groups vehicles and provides an effective screening to the front of the site. The appearance of Paventia House would not be affected by the development. Sufficient garden area would be retained and the design of the portacabin would be acceptable. Generally, and due to the discordant visual impact of portacabins, it is council policy to resist temporary structures to provide additional accommodation in favour of a permanent structure or extension that would meet accommodation needs. In this instance, it is considered that there is sufficient justification to warrant approving the proposed temporary structure given the applicant's intention to seek a more permanent solution to an accommodation problem. It is therefore concluded that the amenity of the adjacent building and the area would not be materially harmed for this period by the proposed, visually contained development and there would be no conflict with Policy GP1 of the City of York Development Control Local Plan- Incorporating the 4th Set of Changes and general guidance in Planning Policy Statement 1 " Delivering Sustainable Development " that seek amongst other things to ensure that development are appropriate to the amenity and character of the area

2. The use of the side garden area for additional offices would not harm any neighbouring residential amenity. The residents of Paventia House would retain access to garden area as required.
3. The development would not be directly accessible by vehicular traffic and it is intended that there would be only one pedestrian access to the portacabin from Paventia House. There would be no impact on the highway network as no additional staff would be employed and there would be no interference to current parking and servicing arrangements at Paventia House.

## **5.0 CONCLUSION**

5.1 For the reasons expanded above, Members are advised that it would be appropriate to grant temporary planning consent for a three year period.

## **6.0 RECOMMENDATION:**           Application Granted

- 1       The building shall be removed by 19 April 2010 unless prior to that date a renewal of the permission shall have been granted in writing by the Local Planning Authority.

Reason: The temporary nature of the building is such that it is considered inappropriate on a permanent basis.

2 PLANS2

**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 the residential amenity of the neighbours, the visual amenity of the building and the locality, and highway safety. As such, the proposal complies with GP1 of the City of York Local Draft Local - Incorporating the Proposed 4th Set of Changes and national planning guidance contained in Planning Policy Statement Note 1 " Delivering Sustainable Development. "

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