

COMMITTEE REPORT

Team: West Area
Date: 20 July 2006

Ward: Rural West York
Parish: Copmanthorpe Parish Council

Reference: 06/01050/OUT
Application at: 6 Church Street Copmanthorpe York YO23 3SE
For: Outline application for single detached dwelling
By: Mr And Mrs David A Smith
Application Type: Outline Application
Target Date: 17 July 2006

1.0 PROPOSAL

1.1 The applicant seeks outline approval to erect a detached dwelling with details of siting, design, external appearance and access submitted for approval.

1.2 The application relates to area of subdivided garden enclosed by dense hedge and tree planting. The site is located within the Copmanthorpe Conservation Area. The site can be accessed from Church Street using a shared driveway.

1.3 This application is reported to sub committee at the request of Cllr Hopton.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

Conservation Area Copmanthorpe 0016

2.2 Policies:

CYGP10
Subdivision of gardens and infill devt

CYH4A
Housing Windfalls

CYHE2
Development in historic locations

CYGP1
Design

3.0 CONSULTATIONS

3.1 INTERNAL

Highway Network Management - No Objections - Conditions Required.

Environmental Protection Unit - No Objections - Conditions/Informative Required.

Urban Design and Conservation Section (Archaeology) - No Objections - Condition Requested

Urban Design and Conservation Section (Conservation Officer) - Objections

- * the building produces a cramped and contrived appearance
- * contrary to the traditional layout of the Conservation Area.
- * disrupts a good grouping of traditional properties.
- * Poor design.
- * Loss of open space will set a poor precedent producing an overcrowded aspect to the area.

3.2 EXTERNAL

Copmanthorpe Parish Council - Objections

- * Loss of green space contrary to the VDS
- * Location in the conservation area
- * Increased Traffic Movements in a very congested part of the village
- * Overdevelopment of the site.

One letter of objection has been received regarding the applicants' proposals. The letter raise the following concerns:

- * Parking
- * Impact upon Conservation Area

4.0 APPRAISAL

PLANNING POLICY

4.1 Policy GP1 'Design' of the City of York Local Plan Deposit Draft 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.

4.2 H4a - Housing Windfalls: which suggests that a proposals for residential development on land within the urban area would be a acceptable, where "the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings." However, any development must be of an appropriate design and must be sustainable e.g. good links to jobs, shops and services.

4.3 GP10 -Subdivision of Gardens and Infill Development: encourages the protection of wildlife and setting, suggesting that existing landscape features are incorporated into the scheme or compensated for elsewhere should their removal be required.

4.4 HE2 - Development in Historic Locations: within or adjoining conservation area, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.

Proposals will be required to maintain or enhance existing urban spaces, views, landmarks and other townscape elements, which contribute to the character or appearance of the area.

4.5 North Yorkshire County Structure Plan E4: buildings and areas of special townscape, architectural or historic interest will be afforded the strictest protection.

4.6 Copmanthorpe Village Design Statement - aims to guide and influence the design of development in a way that preserves and enhances the character and distinctiveness of Copmanthorpe. All developments retain and enhance site features and should be carried out with great sensitivity, to respect its historic buildings and their settings.

APPRAISAL

4.7 The proposed subdivision of the existing garden and proposed infilling of the garden plot produces a cramped and contrived appearance. This is contrary to the traditional layout of the conservation area where garden space, either to the front or rear is generous. The infilling of this plot will disrupt a good grouping of traditional properties and result in the loss of garden space.

4.8 The design of the house is suburban in character and lacks the quality of design seen in the older properties within the conservation area.

4.9 The loss of open space will set a poor precedent producing an overcrowded aspect to the area, which is at odds with its rural character. Development of this nature, on a site within the designated Conservation Area cannot preserve or enhance the quality of the area, for the above reasons. Also the poor design quality of the building will also fail to preserve the character and appearance of the Conservation area.

5.0 CONCLUSION

5.1 The proposed 1 no. detached two storey dwelling is considered to be unacceptable and is recommended for refusal, contrary to GP1, GP10 and HE2 of the City of York Development Control Draft Local Plan, Policy E4 of the North Yorkshire County Structure Plan and the Copmanthorpe Village Design Statement.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Refuse

- 1 The proposed detached two storey dwelling by virtue of its design, size, layout, siting and loss of garden area is considered harmful to the character and appearance of the designated Conservation Area, contrary to policies HE2, GP10 and GP1 of the

City of York Development Control Draft Local Plan, North Yorkshire County Structure Plan Policy E4 and the Copmanthorpe Village Design Statement.

7.0 INFORMATIVES:

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