
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	1 DECEMBER 2011
PRESENT	COUNCILLORS DOUGLAS (VICE-CHAIR), WISEMAN (CHAIR), FIRTH, FUNNELL, HYMAN, MCILVEEN, WARTERS, WATSON AND BOYCE (SUBSTITUTE FOR COUNCILLOR FITZPATRICK)
APOLOGIES	COUNCILLORS FITZPATRICK AND KING

Site Visited	Attended by	Reason for Visit
111 Newland Park Drive, York. YO10 3HR	Councillors Douglas, Warters, Watson and Wiseman.	As this was a revised application to a previous one that had been considered by the Committee, it was felt that Members should familiarise themselves with the differences between the revised proposal and the earlier application.

30. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they had in the business on the agenda.

None were declared.

31. MINUTES

RESOLVED: That the minutes of the East Area Planning Sub-Committee held on 10 November 2011 be approved and signed by the Chair as a correct record.

32. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

33. PLANS LIST

Members considered a schedule of reports of the Assistant Director (Planning and Sustainable Development), relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views and advice of consultees and officers.

33a 111 Newland Park Drive, York. YO10 3HR (11/02745/FUL)

Members considered a full revised application by Mr Colin Packer for a two storey side extension and single storey rear extension.

In their update Officers informed Members that the neighbouring garden was lower than the wall of the extension, with a retaining wall in between. Officers explained that the construction of the extension that had taken place so far was allowed under permitted development rights. They explained that the drainage holes within the retaining wall would need the consent of the owner of the neighbouring property and that this was a matter to be resolved under the Party Wall Act rather than a planning consideration

In their discussion Members highlighted a number of points including;

- Drainage problems from the property at 111 Newland Park Drive discharging surface water on to the neighbouring property.
- The overdominant nature of the proposed second storey on to 113 Newland Park Drive.

Members considered that if the application was approved then a condition should be added to prevent surface water discharging on to the neighbouring property. However, following the debate, Members still considered that the revised proposals would have an unduly overbearing and overdominant impact on the property at 113 Newland Park Drive.

RESOLVED: That the application be refused.

REASON: It is considered that the proposed extension by virtue of its size and scale, would appear unduly oppressive and overbearing when viewed from the rear of the neighbouring property at 113 Newland Park Drive and would thus detract from the standard of amenity that the occupiers of this property could reasonably expect to enjoy. The proposal would, therefore, conflict with Policies GP1 (i) and H7 (d) of the City of York Draft Local Plan, and with the Council's Supplementary Planning Guidance "A Guide to Extensions and Alterations to Private Dwelling Houses" March 2001.

Councillor S Wiseman, Chair

[The meeting started at 2.00 pm and finished at 2.20 pm].