

Annex D



Refuse Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

Mr J Hogg
Unit 3
Derwent Walk
Huntington
York
YO32 9QW

Application at: 58 Crossways York YO10 5JQ
For: Erection of two storey pitched roof side extension and a change of use of dwelling into a house of multiple occupation
By: Mr D Dale
Application Ref No.: 06/01751/FUL
Application Received on: 25 July 2006

REASONS FOR REFUSAL:

1 It is considered that the proposed extension and conversion from private dwelling house to a house of multiple occupation would harm the living conditions which neighbours could reasonably expect to enjoy because of the potential noise and disturbance from the high level of occupancy and activity. The proposal constitutes an overdevelopment of the site and an intensity of use of the property which is disproportionate to its original purpose within its setting. Therefore the proposal is contrary to Policies GP1, H7 and H8 of the City of York Draft Local Plan and Planning Policy Statement 1.

2 The Council promotes sustainable forms of travel, however the proposal does not provide cycle storage for future residents of the property. Therefore the proposal is contrary to Policies H8 and T4 of The City of York Draft Local Plan.

Date:19 September 2006

M.Slater
Assistant Director (Planning & Sustainable
Development)

FOR RIGHTS OF APPEAL, SEE OVERLEAF