



Notice of meeting of

East Area Planning Sub-Committee

- To:** Councillors Moore (Chair), Cregan (Vice-Chair), Douglas, Firth, Funnell, Hyman, King, Taylor, Vassie and Wiseman
- Date:** Thursday, 28 June 2007
- Time:** 2.00 pm
- Venue:** Guildhall, York

AGENDA

Please note that there are no site visits scheduled for this meeting.

1. Declarations of Interest

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. Minutes (Pages 1 - 10)

To approve and sign the minutes of the last meeting of the Sub-Committee held on 17 May 2007.

3. Public Participation

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Sub-Committee's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officer on the contact details listed at the foot of this agenda. The deadline for registering is Wednesday 27 June 2007.

4. Plans List

To determine the following planning applications related to the East Area.

- a) **Tang Hall Primary School, Sixth Avenue, York** (Pages 11 - 16)
(07/01057/GRG3)

Alterations and extension to provide additional educational and community facilities [*Heworth Ward*].

- b) **8 Church Road, Osbaldwick, York** (Pages 17 - 20)
(07/01079/FUL)

Single storey pitched roof side extension (resubmission) [*Osbaldwick Ward*].

5. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out below.

Democracy Officer:

Name: Jill Pickering

- Telephone – (01904) 552061
- E-mail – jill.pickering@york.gov.uk

City of York Council

Minutes

MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	17 MAY 2007
PRESENT	COUNCILLORS MOORE (CHAIR), HYMAN (VICE-CHAIR), D'AGORNE, KING, POTTER, VASSIE, B WATSON, R WATSON AND I WAUDBY)

81. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
78 The Old Village, Huntington	Cllrs Moore, Hyman, Vassie and B Watson	To familiarise Members with the site and assess the impact on neighbouring properties.
8 Walnut Close, Haxby	Cllrs Moore, Hyman, Vassie, B Watson and R Watson	To familiarise Members with the site and assess the impact on neighbouring property.
41 Yarburgh Way, Badger Hill	Cllrs Moore, Hyman, Vassie and B Watson	At the request of Members and as the application is the subject of an enforcement complaint.

82. DECLARATIONS OF INTEREST

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

Councillor Hyman declared a personal prejudicial interest in plans item 4e) (8 Walnut Close, Haxby, York) as the applicants were known to him and he left the room and took no part in the discussion and voting thereon.

Councillor R Watson declared a personal non-prejudicial interest in plans item 4c) (Site of Garages 1 to 6 Fifth Avenue, York) as he was the Council's representative on the Ryedale Housing Association part of Yorkshire Housing the applicants.

83. MINUTES

RESOLVED: That the minutes of the last meeting of the Sub-Committee held on 11 April 2007 be approved and signed by the Chair as a correct record.

84. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

85. 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.

85a. 29 Low Mill Close, York (07/00547/FUL)

Members considered a full application, submitted by Mr J McLaren, for a single storey pitched roof side extension.

Officers updated that no comments had been received on this application from Heslington Parish Council.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the report, would not cause undue harm to neighbouring properties. The size and scale of the side extension will not have any detrimental impact on the street scene. As such the proposal complies with policies H7 and GP1 of the City of York Draft Local Plan.

85b. 32 Reighton Avenue, York (07/00611/FUL)

Members considered a full planning application, submitted by Mr J Power, for the erection of a detached bungalow to the rear of 32 Reighton Avenue, York (revised scheme).

Officers updated that Condition 7 required the removal of the words "until 12 calendar months after completion of the permitted development", the addition of Condition Noise 7 as Condition 13 and the removal of Informative Nos. 1 relating to noise. It was reported that a letter had been received from Mr Power, the applicant, confirming that he would be prepared to contribute towards the adoption of Melton Drive link road.

Representations were received in objection from an adjacent resident who referred to the distance between the existing garage and the boundary fence which he felt would contravene health and safety in the event of a fire. He queried drainage issues including damage to existing drains on Melton Drive from heavy vehicles, and lack of public open space or contribution towards it.

In answer to questions Officers confirmed that dilapidations surveys were only carried out on adopted roads and that, in this case, it would be the

responsibility of the owners to carry out such a survey. Officers also confirmed that Members could agree that the development should not commence until Melton Drive was improved to an adoptable standard.

Members requested the addition of an informative requesting the applicant to contact the Council's Sustainability Officer for guidance and that the 2 metre high hedge should be retained around the site.

RESOLVED: That the application be approved subject to the conditions set out in the report and the following amended conditions and informative:

1. Amended Condition 7: None of the existing trees or hedges shown to be retained on the approved plans shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

2. The hours of construction, loading or unloading on the site shall be confined to 8:00 to 18:00 Monday to Friday, 9:00 to 13:00 Saturday and no working on Sundays or public holidays.

Informative: The applicant is advised to contact the council's sustainability officer, Kristina Peat (tel. 01904-551666), for advice on constructing the development hereby approved to BREEAM standards.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance with particular reference to housing density, sustainability, visual impact, impact on residents' living conditions, open space and highway issues. The application therefore complies with policies GP1, GP10, H4a, H5a, T4, and L1 of the City of York Local Plan Deposit Draft.

85c. Site of Garages 1 to 6 Fifth Avenue, York (07/00516/FULM)

Members considered a major full application, submitted by Yorkshire Housing, for the erection of two and three storey housing development comprising 6 no. two bedroomed flats, 2 no. three bedroomed houses and 3 no. two bedroomed houses.

Officers stated that an engineering business at the rear of the site had raised concerns that future residents could be affected by noise. Environmental Protection had requested the addition of a condition to protect the proposed residents from any noise nuisance from the existing workshops at the rear. This would include noise insulation works on the properties together with the construction of a wall at the rear to separate the site from the light industrial use. Officers also requested that the informative relating to noise during demolition and construction works should be replaced by a Condition Noise 7.

Members were informed that the site was in a sustainable location, it was a brownfield site close to existing urban amenities and schools, shops and open spaces. It was on a bus route, near to a cycle route and was being constructed by a Housing Association to BREEAM very good standard or above as required by Condition 20. Officers from Leisure had confirmed that the open space payment would be spent at Hull Road Park, Heworth Holme or Wolfe Avenue woodland.

Members questioned details of tree replacement for the poplar trees currently on site which it was confirmed would be a one for one replacement. Details of recycling bin storage, BREEAM and Eco-Homes standards were also requested. It was confirmed that the 'Trespa' panels, referred to in the report, were made of a solid composite material which was self coloured and was to be used for the external cladding of the properties although samples of materials had to be submitted to the Local Planning Authority prior to commencement of the development.

RESOLVED: That permission be granted subject to the conditions listed in the report and the addition of the following additional conditions:

1. The building envelope of all dwellings with a facade onto the industrial estate shall be constructed so as to provide sound attenuation against external noise of not less than 33dB(A), with windows shut and other means of ventilation provided. The detailed scheme shall be approved by the local planning authority and fully implemented before the use hereby approved is occupied.
2. The hours of construction, loading or unloading on the site shall be confined to 8:00 to 18:00 Monday to Friday, 9:00 to 13:00 Saturday and no working on Sundays or public holidays.
3. No later than the first planting season following occupation of the development any trees on or adjacent to the site that are felled as a consequence of the development (approximately 29 trees) shall be replaced, on or off site and on a one-for-one basis, with replacement trees of a size, species and in a location to be agreed with the local planning authority. Any trees that, within a period of five years from the occupation of the development die, are removed or become seriously damaged or diseased shall be replaced in the following planting season with others of a similar size and species unless alternatives are agreed in writing by the local planning authority.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance with particular reference to housing provision, housing density, design, visual impact, sustainability, impact on residents' living conditions, parking, cycle storage, flood risk, open space, and highway issues. The application therefore complies with policies H4a, H5a, GP1, GP4a, T4, GP15a and L1 of the City of York Local Plan Deposit Draft.

85d. 32 Sefton Avenue, York (07/00607/FUL)

Members considered a full application, submitted by Mrs Curtis, for a single storey pitched roof side extension at 32 Sefton Avenue.

RESOLVED: That the application be approved subject to the conditions set out in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to visual appearance and neighbour amenity. As such the proposal complies with policies GP1, and H7 of the City of York Local Plan Deposit Draft.

85e. 8 Walnut Close, Haxby, York (07/00308/FUL)

Members considered a full application, submitted by Mr and Mrs Addy, for a two-storey front extension and a single storey side extension incorporating an existing garage.

Officers referred to the site visit the previous day when issues relating to parking had been raised and it was confirmed that it could be conditioned that parking on site should be side by side. The applicant had telephoned to confirm that they had been made aware of the site visit by their Architect too late to make any arrangements to attend and they had put forward various points in relation to the application, details off which were circulated at the meeting.

Officers confirmed that of the points raised drainage and boundary issues were not planning matters.

Representations in objection were received from Jane Parkin, on behalf of neighbouring residents, she referred to objections raised by neighbours to a previous application for the site on the grounds of design, scale, massing, traffic, parking and the amenity of residents which had been refused. She stated that this was the third application for the site, the design of which had barely changed and she requested the Sub-Committee to refuse the application.

Representations in support of the application were received from the applicant who stated that, in view of previous objections, their Architect had amended the proposals to reduce the scale. He stated that part of the additional space was required for his asthmatic daughter to provide a bedroom of a better size and a playroom to ensure a semi sterile environment to help manage her condition. A study was to be provided to enable him to work from home. He indicated that privacy was a concern and confirmed that additional trees and landscaping would be provided and that he would provide 2 parking space at the front of the property.

Members questioned parking issues which they stated had not been supported by officers, they confirmed that the site was tight but that to provide two parking spaces would require the removal of planting which would impact on the street scene.

Certain Members expressed concern at the relationship of the property to No 15 where the main living area would overlook the proposed extension. They felt that the development would be detrimental to the amenities of the neighbour, the street scene and exacerbate existing parking problems.

RESOLVED: That the application be refused for the following reason:

The proposal, by virtue of its size, design and massing will create a dominant structure within this modest cul de sac and will appear incongruous and constitute an overdevelopment of the property. As such the proposal is considered contrary to Policies H7 and GP1 of the City of York Deposit Draft Local Plan as well as guidance contained in PPS1 of Government Planning Policy Guidance Notes.

85f. 78 The Old Village, Huntington, York (07/00415/FUL)

Members considered a full application, submitted by Mr B Corrie, for a two storey side and rear extensions and single storey garage to side and rear extension (Revised scheme 06/01300/FUL).

Officers confirmed that they felt that the current scheme was now of a scale that would not cause unacceptable harm to the living conditions of the neighbour.

Representations were received from the neighbour who raised strong objections to the proposal which she felt would result in a large brick wall towering over her property. She confirmed that she wished to have natural light in the kitchen and rear yard and raised concerns that cars would be parked adjacent to her bedroom which would result in fumes entering the property.

Representations in support of the application were received from the applicants agent, who circulated drawings showing existing planting in the area. He stated that he felt the proposal was not an overdevelopment of the site, which was a large plot, but that neighbouring properties had been over extended. He indicated that at the site visit it had been shown that the development would not reduce light to the neighbours yard and that the existing birch tree would soon screen any development.

Members who had attended the site visit confirmed that they were satisfied that this application addressed previous concerns although traffic was a problem in the area.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the character and appearance of the conservation area and the living conditions of neighbouring properties. As such the proposal complies with Policy GP1, H7 and HE3 of the City of York Local Plan Deposit Draft.

85g. 15 Galtres Road, York (07/00826/FUL)

Members considered a full application, submitted by Mr P Evely, for a single storey pitched roof rear extension.

Officers confirmed that the proposal was for a 5m extension on the neighbours boundary and photographs of the site were circulated at the meeting. It was confirmed that an email had now been received from the neighbour confirming that he had no objections in principle to the extension, the only issue he raised related to the party wall which it was confirmed could be covered by an informative.

RESOLVED: That the application be approved subject to the conditions listed in the report.

INFORMATIVE

You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with the provisions of this Act. An explanatory booklet may be obtained from the Department of Development and Environment Services, alternatively it is available on the ODPM website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on neighbours' outlook, light and privacy. As such the proposal complies with Policy H7 and GP1 of the City of York Local Plan Deposit Draft.

85h. 9 Baysdale Avenue, Osbaldwick, York (07/00627/FUL)

Members considered a full application, submitted by Victoria Japes, for a single storey extension and conservatory to the rear at 9 Baysdale Avenue, Osbaldwick.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions, would not cause

undue harm to interests of acknowledged importance, with particular reference to the impact on neighbours' light, outlook and privacy. As such the proposal complies with Policy H7 and GP1 of the City of York Local Plan Deposit Draft.

85i. Yearsley Swimming Baths, Haleys Terrace, York (07/00626/GRG3)

Members considered a general regulations (Reg3) application, submitted by Mr Andrew Laslett, for the recladding of the walls and roof to the pool hall at Yearsley Swimming Baths.

Officers confirmed that separate planning applications were being made for cycle and car parking at the front of the building and for an air handling plant. It had been calculated that recladding would reduce energy consumption by 60%. It was reported that the cladding was sustainable and that the colour of the plastisol cladding was to be agreed in writing by the Local Planning Authority.

Members requested that the cladding should be chosen to reflect the Georgian brickwork of the existing building. Members also expressed concern at the length of time work would take on site. The Sub-Committee requested that the works should take a minimum of time to complete to reduce disruption to the public.

RESOLVED: That the application be approved subject to the conditions listed in the report and subject to the addition of the following informative:

Members requested that this scheme is implemented quickly because of the need for improved swimming facilities in York.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenities and sustainability. As such the proposal complies with Policies GP1, GP4a and C1 of the City of York Local Plan Deposit Draft.

85j. 41 Yarburgh Way, York (07/00212/FUL)

Members considered a full application, submitted by Mr J Clarkson, for the change of use from dwelling house to house in multiple occupation (HMO) with 7 bedrooms (retrospective).

Officers confirmed that planning permission had been granted for the garage, in the rear garden of the property but that permission had been granted for a pitch roof not a flat roof as had been seen at the site visit.

Members referred to the recent refusal of permission at 43 Yarburgh Way for a house in multiple occupation and questioned the number of properties in the vicinity occupied by students.

Officers stated that planning was not able to condition who occupied properties and that if the property only had 6 bedrooms there would be no requirement to apply for change of use.

Cllr Pierce, as Ward Member, stated that changing the property to an HMO would he felt give the Authority more controls. He requested Members to defer this application to allow clear legal advice to be obtained on the registration of HMO's to better inform Members prior to their making a decision on this application. He stated that there was widespread concern in the area concerning the studentification of the area, which resulted in many badly maintained properties and gardens and a transient population.

Members confirmed that they welcomed students to the City and that it was not always the fault of students that properties were not well maintained.

- RESOLVED:
- i) That further consideration of this application be deferred pending a report by Officers on the controls which are available under the Housing Act for the registrations of HMO's
 - ii) That all Members be invited to attend the Meeting for consideration of this item.

REASON: To enable Members to gain a better understanding of the rules and regulations governing houses in multiple occupation.

Cllr R Moore, Chair

The meeting started at 2.00 pm and finished at 4.20 pm.

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City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Schools Tang Hall Primary 0232

2.2 Policies:

CYGP1

Design

CYED1

Primary and Secondary Education

3.0 CONSULTATIONS

3.1 Internal

Highways Network Management

This site is close to frequent public transport routes and adequate car parking and cycle storage are provided on site in accordance with CYC standards. Traffic generated by this development is unlikely to have any detrimental effect on the local network. Visibility at the proposed access is within guidelines. The two redundant vehicle accesses should be reinstated to kerb and footway. Conditions are suggested to cover the reinstatement works

3.2 External

Heworth Planning Panel

Support the application. It is an excellent opportunity to acknowledge local need and provide integrated services to a site of reducing use

We despair of ever seeing solar use, however the opportunity for using photovoltaic cells on this tiling is very obvious and York as a service city should take the lead written in its sustainability policy.

Publicity

The application has been advertised by means of a site notice which expired on the 13th June 2007 and through neighbour notification.

4.0 APPRAISAL

4.1 Policy ED1 of the City of York Local Plan supports the principle of new or extended primary and secondary education facilities provided the proposals meet a recognised need, the proposed development is of a scale and design appropriate to the character and appearance of the locality, an area of open space and playing fields, sufficient to meet the needs of pupils is incorporated in the development and where development is capable of a joint or dual use for community benefit, this has been incorporated into the design.

4.2 Policy GP1 of the Local Plan Deposit Draft states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings,

spaces and the character of the area, using appropriate building materials. Proposals will also be expected to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 The existing building is laid out in an 'H' plan. The buildings forming the 'H' and the two central areas in the middle forming the open play spaces. The building is part two and part single storey in height. The central section, incorporating the entrance to the building, being the higher element of the structure. The main, front, elevation of the building faces Sixth Avenue. The playground is set to the front of the main entrance and it is a distance of 67 metres from the front boundary of the site to the entrance. The front boundary is delineated by railings standing approximately 2 metres in height. The proposed main modular building is to be located in front of the current main entrance. The applicants design statement says that ' The reception building is located in a position of prominence because it is the new focus of the reborn school and is intended to send a strong message of Welcome, openness, approachability and community to the new users of the centre. The intention is to 'rebrand' the site with building of human scale which will send out an altogether more friendly message to counter the current austere and intimidating parade ground feel of the existing approach to the schools entrance which is daunting enough for an adult, let alone a child'

4.4 In officers view the change in the layout of the outside space will be beneficial to the school children. The area will become less daunting and the scale of the space more comfortable. However the new building itself will not relate well to the layout of the existing structure; although the modular building has sought to match the materials of the school the building is alien to the 'H' plan layout and will itself cast shadow onto the existing school meaning that the rear area of the new building and front part of the existing school will receive little natural light. Officers have discussed these concerns with the applicant and the agent but it appears that within the constraints of their budget and, given the difficulties that an old school with existing structural issues presents, it is less easy than one might think to graft on the level of extension proposed in the form of a more sympathetic extension. It is officers view that whilst there would be visually better design solutions for this site the benefits for the outside space and the need to revitalise both the school and improve community facilities outweigh these design concerns and the requirements of GP1. In terms of the policy criteria in ED1 which says that the building should be of a scale and design that is appropriate to the character and appearance of the locality the building being set back from the road frontage, surrounded by the existing structures and similar in its massing to the existing buildings will in officer view not impact on the visual qualities of the locality.

4.5 In terms of play space the site has plenty of outside space and the rearrangement of the front play ground will provide a scale of play area more suited to young children as discussed above. A new MUGA (Multi use games area) facility is to be provided in the rear play area as part of this scheme. The proposals for the MUGA will form a separate application to be submitted by the applicant in the near future.

4.6 The purpose of the application is to provide dual use of the site and will meet a recognised need. In terms of policy ED1 this application is considered to be acceptable.

4.7 The applicant has been requested to submit a sustainability statement in accordance with policy GP4(a). The details of this statement will be reported at committee.

5.0 CONCLUSION

5.1 This scheme has to balance the needs of the community against the ideal design solution for the site. In officers view the new building and elevational alterations to the existing building are a compromise but the redesign of the outside space will be beneficial for the school children and because of the set back of the building from the road frontage the building will not detract from the locality as a whole.

6.0 RECOMMENDATION: Approve

- 1 TIME2
- 2 VISQ8
- 3 LAND1
- 4 HWAY17
- 5 HWAY19
- 6 HWAY29

7.0 INFORMATIVES: Notes to Applicant

1. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Cafe Licence - Section 115 - Heather Hunter or Anne-Marie Howarth (01904) 551418

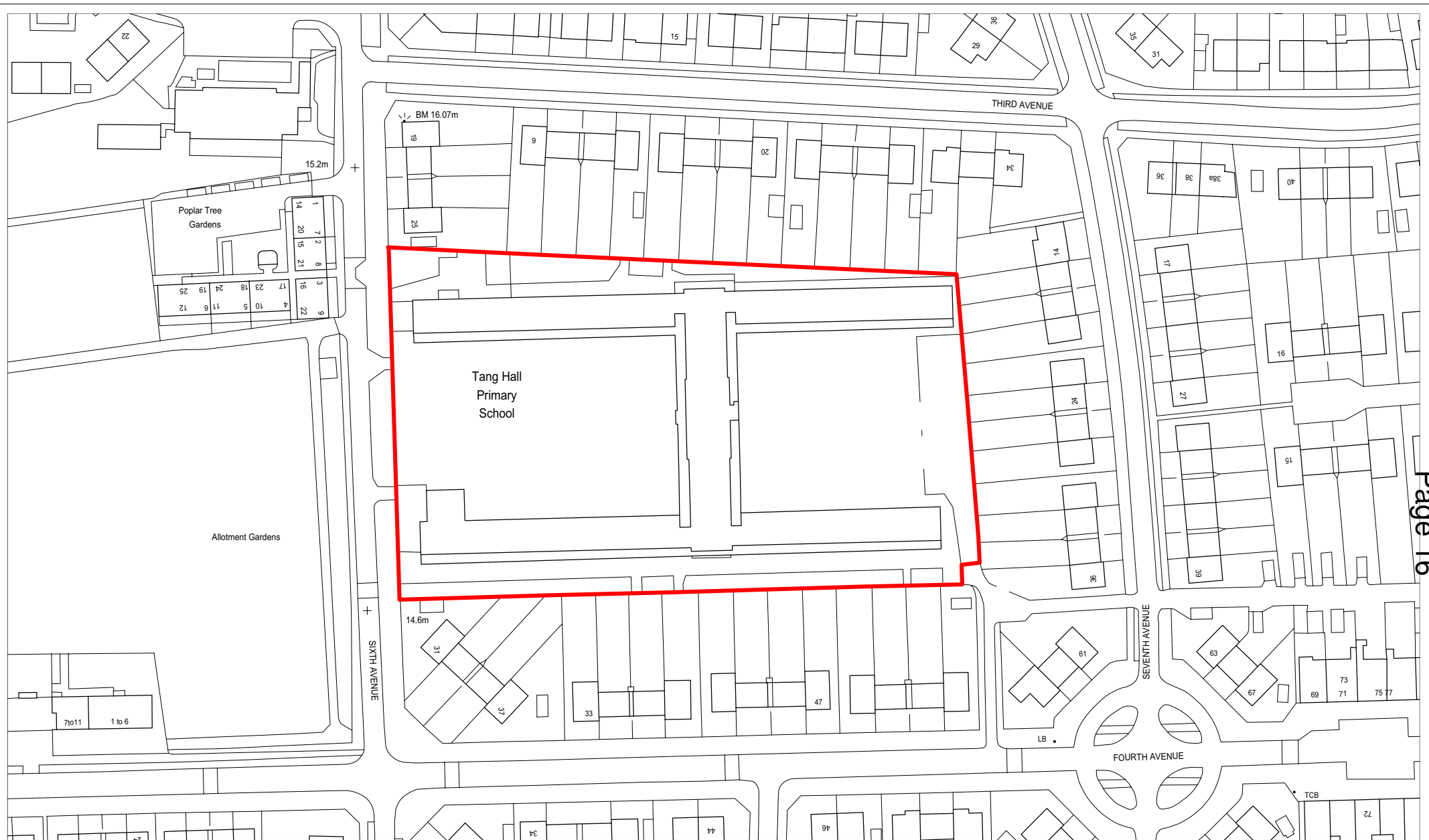
2. REASON FOR APPROVAL

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 impact of the development on the visual

quality of the area. As such the proposal complies with Policy ED1 and GP1 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)
Tel No: 01904 551657



9, St. Leonards Place, York, YO1 2ET
Telephone: 01904 551550

TANG HALL CP SCHOOL - 07/1057/GRG3

SCALE: 1:1250	DRAWN BY: PSL	DATE: 18/6/2007
Originating Group:	Project	Drawing No.



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COMMITTEE REPORT

Committee: East Area
Date: 28 June 2007

Ward: Osbaldwick
Parish: Osbaldwick Parish Council

Reference: 07/01079/FUL
Application at: 8 Church Road Osbaldwick York YO10 3NW
For: Single storey pitched roof side extension (resubmission)
By: Mrs J M Sharples
Application Type: Full Application
Target Date: 5 July 2007

1.0 PROPOSAL

1.1 This application is a resubmission of a previous refusal Ref: (07/00358/FUL) for a single storey pitched roof side extension to provide additional living space. This new scheme has reduced the height and width of the extension to be subservient to the existing street scene and the neighbouring property.

1.2 This application is to be heard at committee because the applicant is an employee of the City Of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYH7
Residential extensions

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal
None

3.2 External

3.2.1 Parish Council - Osbaldwick Parish Council No objections

3.2.2 Neighbour Response - No objections from consulted neighbours.

4.0 APPRAISAL

4.1 Key Issue(s): Effect Upon the Street Scene And the Neighbouring Properties.

The relevant policies to consider are:

4.3 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings.

4.4 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension.

4.5 The Application site. The application property is a detached bungalow in a prominent corner position on Church Road and Brooklands. The original extension was large in scale and was considered not compatible with the existing dwelling, the neighbour at 10 Church Road and the character of the area. The gardens lay mainly to the side of the property and there is a single storey detached garage on the east side of the property and the proposed development will be erected to the west side of the property.

4.6 Effect upon the Street Scene. The position of the property indicates the proposal will have a strong visual impact on the street scene. The new proposal is well designed in relation to the existing dwelling and care has been taken to give a symmetrical look when viewed by bringing the extension forward to match the existing.

The proposed development would be in keeping with the character, design and external appearance of the existing property and the surrounding area.

4.7 Effect Upon Neighbouring Property. Issues raised by this application are whether the revised development would overcome the impact on the residential amenities of nearby properties particularly the adjacent boundary. There will be a slight impact on the residents at 10 Church Road but the proposal will be built away from the boundary and adequate daylight would be maintained. The property is well screened by surrounding structures and fences and the overall scale of the proposal is in proportion with the dwelling. There are no windows proposed on the boundary therefore, it is considered that the revised proposal would not be overbearing when viewed from the neighbouring properties.

5.0 CONCLUSION

5.1 It is considered that the proposal will not significantly harm the amenity of neighbours or the visual amenity of the area.

6.0 RECOMMENDATION: Approve

1 TIME2

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

Approved Plans Drg No 07-104 Dated 09.05.07

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1

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 impact on the residential amenity of neighbours or the impact upon the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Sharon Lickers Development Control Assistant

Tel No: 01904 551359



9, St. Leonards Place, York, YO1 2ET
 Telephone: 01904 551550

8 CHURCH ROAD, OSBALDWICK - 07/1079/FUL

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