



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, 27 March 2008

Time: 3.00 pm

Venue: The Guildhall, York

A G E N D A

Please note the amended start time for the meeting.

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. 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 26 March 2008 at 5.00pm.

3. Plans List

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

- a) **14 Dodsworth Avenue, York YO31 8TY** (Pages 3 - 10)
(07/01342/FUL)

Erection of bungalow with room in roof on land adjacent to 1 Irwin Avenue and 14 Dodsworth Avenue. *[Heworth Ward]*

- b) **14 Dodsworth Avenue, York YO31 8TY** (Pages 11 - 18)
(08/00354/FUL)

Erection of a two storey detached dwelling adjacent to 1 Irwin Avenue and 14 Dodsworth Avenue. *[Heworth Ward]*

- c) **6 Moorlands Road, Skelton, York YO30 1XZ** (Pages 19 - 22)
(08/00364/FUL)

Single storey infill extension to front and conservatory to rear. *[Skelton, Rawcliffe and Clifton Without Ward]*

4. Urgent Business

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

Democracy Officer:

Name: Jill Pickering

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

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 set out above.

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- register by contacting the Democracy Officer (whose name and contact details can be found on the agenda for the meeting) **no later than 5.00 pm** on the last working day before the meeting;
- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
- find out about the rules for public speaking from the Democracy Officer.

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Further information about what's being discussed at this meeting

All the reports which Members will be considering are available for viewing online on the Council's website. Alternatively, copies of individual reports or the full agenda are available from Democratic Services. Contact the Democracy Officer whose name and contact details are given on the agenda for the meeting. **Please note a small charge may be made for full copies of the agenda requested to cover administration costs.**

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Holding the Executive to Account

The majority of councillors are not appointed to the Executive (38 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Advisory Panel (EMAP)) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

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CYGP4A
Sustainability

CYGP10
Subdivision of gardens and infill devt

CYNE1
Trees, woodlands, hedgerows

CYL1C
Provision of New Open Space in Development

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections. The new access is a sufficient distance from the Dodsworth Ave/Irwin Ave junction and visibility is within guidelines. Car and cycle parking are in accordance with council standards.

Environmental Protection Unit - No objections.

3.2 External

Heworth Planning Panel - No objections.

Public Consultation - The initial consultation period expired on 3 July 2007. Three objections were received from local residents. They were concerned that the small scale and bungalow style were inappropriate and out of keeping with character of the street scene which is dominated by 2-storey houses. None of these objections have been withdrawn. In addition, Cllr Potter re-iterated the concerns of local residents that the style of the building was inappropriate and out of character with the area. The objectors were consulted on the revised proposals on 29 February 2008. At the time of writing no new objections had been received. Members will be updated at the meeting.

4.0 APPRAISAL

4.1 Key Issues

Principle of housing development
Visual appearance
Sustainability
Neighbour amenity
Open space
Highway issues

4.2 The Application Site

The site is a corner plot of approximately 280sqm comprising land formerly part of the two adjacent gardens.

4.3 Principle of Housing Development

The site is unallocated, previously-developed land in a sustainable location with good access to shops and public transport. Its use for housing is considered acceptable in principle.

4.4 Visual Appearance

The visual appearance of the dwelling and its impact on the streetscene is the main issue in this case. Irwin Avenue and the adjacent section of Dodsworth Avenue are characterised by traditional, 2-storey, semi-detached houses. Objectors consider that if a dwelling were to be built on the site it should reflect the character of the adjacent 2-storey semis. Whilst Irwin Avenue and much of Dodsworth Avenue are characterised by traditional 2-storey houses there are other built forms in the immediate area. The south-east corner of the adjacent junction is occupied by an electrical substation which, whilst smaller than the bungalow, is similar in style. The buildings facing the site on the west side of Dodsworth Avenue comprise 2-storey housing blocks (Langley House) with slab levels over 3m below street level. As a result these blocks appear low in relation to the dwellings in Irwin Avenue and on the east side of Dodsworth Avenue. South of Langley House are modern 2-storey houses (Beverley Gardens) with a single-storey garage block adjacent to the public highway.

Whilst the area to the east and north of the site is characterised by traditional 2-storey semis, to the west and south the built form is much more varied and generally smaller in scale. All of the main buildings in the vicinity of the site are made of brick and have pitched roofs, as would the proposed bungalow. The site is not in a conservation area and the adjacent houses are not listed. In summary, it is considered that a range of dwelling types could be suitable for the site, including the proposed bungalow. Following the deferral of the application in October 2007, a revised plan has been submitted incorporating a catslide dormer in the roof slope facing Irwin Avenue.

Details of the garden/cycle store have not been included with the application. Submission of details could be made a condition of approval.

The existing hedge along the highway boundary makes an important contribution to the character of the area. Much of this hedge, particularly along the Dodsworth Avenue frontage, would be unaffected by the proposals. A condition is recommended to protect and retain it where possible.

4.5 Sustainability

The developer should submit a sustainability statement showing that the development would achieve an Ecohomes "Very Good" rating or the equivalent standard under the Code for Sustainable Homes.

4.6 Neighbour Amenities

The bungalow would cause no overlooking or other material impact on neighbouring occupiers.

4.7 Public Open Space.

A developer contribution of £360 would be required for the provision of public open space in accordance with policy L1 of the local plan.

4.8 Highway Issues

The new access is a sufficient distance from the Dodsworth Ave/Irwin Ave junction and visibility is within guidelines. Car and cycle parking are in accordance with council standards.

5.0 CONCLUSION

5.1 The proposal accords with relevant policies of the City of York Local Plan Deposit Draft and is acceptable. A developer contribution of £360 would be required for the provision of public open space

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ8 Samples of exterior materials to be app

3 The development hereby permitted shall be carried out only in accordance with the approved plans numbered YO7/4384/03C and /04E or any plans or details subsequently agreed in writing by the Local Planning Authority as an 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.

4 HWAY19 Car and cycle parking laid out

5 HWAY31 No mud on highway during construction

6 The height of the dwelling shall not exceed 2.6m to the eaves and 5.7m to the ridge, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: to establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

7 The existing sections of boundary hedge not required to be removed in order to construct the works hereby approved shall be retained and protected in their

entirety and not removed without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity and the character and appearance of the area.

8 Prior to the commencement of development the developer shall submit a "Sustainable Design and Construction" statement for the development. This statement shall include the measures to be incorporated at the design and construction stage in order for the dwelling to achieve an Ecohomes "Very Good" rating or the equivalent standard under the Code for Sustainable Homes. Prior to first occupation of the dwelling, a further statement shall be submitted which confirms that the dwelling has achieved this standard. If the dwelling has not achieved the required sustainability standard, details of the changes to be made to the development to bring the dwelling up to the standard required and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

9 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the local planning authority. The open space shall thereafter be provided in accordance with the approved scheme or the alternative arrangements agreed in writing by the local planning authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1 of the City of York Draft Local Plan.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £360.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

10 Notwithstanding the approved plans no development shall take place until details (including location, dimensions and materials) of the garden/cycle store and a refuse/recycling enclosure have been submitted to and approved in writing by the local planning authority. The enclosures shall be provided in accordance with the approved details before the dwelling hereby approved, retained and used for no other purpose except with the written consent of the local planning authority.

Reason: In the interests of sustainability and visual amenity.

11 All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

Reason: To protect the amenity of local residents

12 No gate shall be fitted so as to open outwards over the adjacent public highway.

Reason: To prevent obstruction to other highway users.

7.0 INFORMATIVES:

Notes to Applicant

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to housing density, sustainability, visual impact, open space, neighbour amenity and highway issues. The application therefore complies with policies GP1, GP4a, H4a, H5a, T4, and L1c.

2. 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: Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

3. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

4. The developer's attention should also be drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(i) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(ii) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(iii) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(iv) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(v) There shall be no bonfires on the site.

Contact details:

Author: Kevin O'Connell Development Control Officer

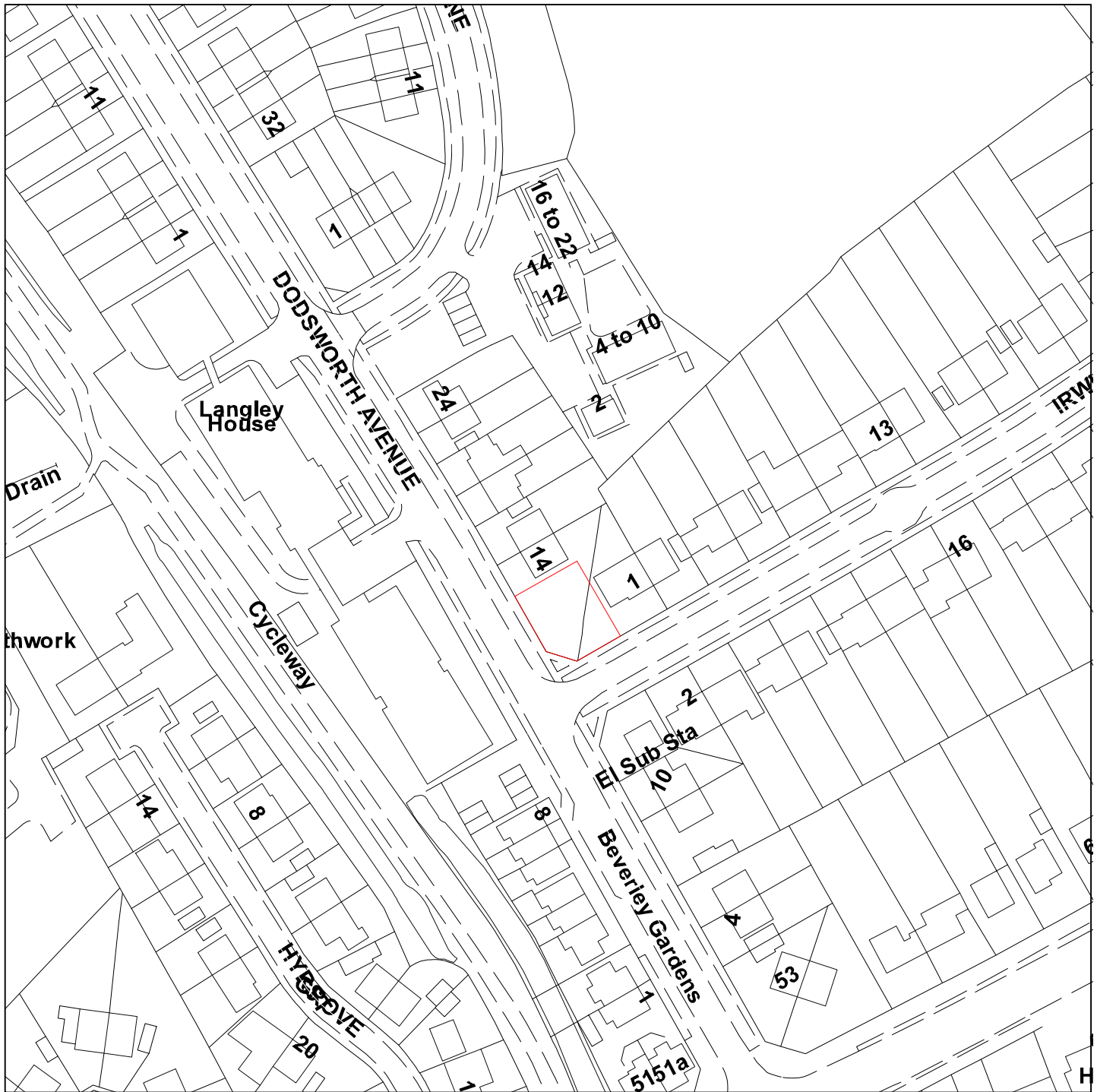
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07/001342/FUL



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Organisation	Not Set
Department	Not Set
Comments	Application Site
Date	17 March 2008
SLA Number	Not Set

Design

CYGP4A
Sustainability

CYGP10
Subdivision of gardens and infill devt

CYNE1
Trees, woodlands, hedgerows

CYL1C
Provision of New Open Space in Development

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections. The existing crossover would have to be widened resulting overall in a 9m-wide, double, footway crossing. The proposed access should be at least 3.2m wide so could be reduced by 0.8m to reduce the amount of hard surfacing. The on-site turning, whilst generally desirable in this street, is not essential and, in this case, is impracticable. A lamp column will have to be re-sited as a consequence of the new access. This would be by arrangement of the highway authority at the applicants expense. Car and cycle parking are in accordance with council standards.

Lifelong Learning and Culture - A commuted sum is required for (a) amenity open space, to improve a local site such as Glen Gardens (b) play space, to improve a local site such as Glen Gardens and (c) sports pitches, to improve a facility within the East Zone of the Sport and Active Leisure Strategy.

3.2 External

Heworth Planning Panel - No response.

Public Consultation - The consultation period expired on 21 March 2008. At the time of writing no comments had been received. Members will be updated at the meeting.

4.0 APPRAISAL

4.1 Key Issues

Principle of housing development
Visual appearance
Sustainability
Neighbour amenity
Open space
Highway issues

4.2 The Application Site

The site comprises a corner plot of approximately 280sqm comprising land formerly part of the two adjacent gardens.

4.3 Principle of Housing Development

The site is unallocated, previously-developed land in a sustainable location with good access to shops and public transport. Its use for housing is acceptable.

4.4 Visual Appearance

The visual appearance of the development was considered to be the main issue in the case of the bungalow application, as Irwin Avenue and the adjacent section of Dodsworth Avenue are characterised by traditional, 2-storey houses. All of the main buildings in the vicinity of the site are made of brick and have pitched roofs. In response to these concerns the proposed 2-storey house would be traditional in appearance with a hipped roof, bay windows, sash-style windows and prominent sills and lintels. The height is comparable with the adjacent houses and the design reflects their general character. The scale and visual appearance of the house are acceptable subject to approval of materials.

Details of the 1.2m-high refuse/recycling store have not been included with the application. Submission of details should be made a condition of approval.

The existing hedge along the highway boundary makes an important contribution to the character of the area. Much of this hedge, particularly along the Dodsworth Avenue frontage, would be unaffected by the proposals. A condition should be attached to protect and retain it where possible.

4.5 Sustainability

The developer should submit a sustainability statement showing that the development would achieve an Ecohomes "Very Good" rating or the equivalent standard under the Code for Sustainable Homes.

4.6 Neighbour Amenities

Notwithstanding the size of the house and its proximity to adjacent dwellings it is unlikely to have an overbearing impact on neighbouring residents. The only window that could cause significant overlooking is to an en-suite bathroom. A condition should be attached to ensure that it is obscure-glazed.

4.7 Public Open Space.

A developer contribution of £2154 would be required for the provision of public open space in accordance with policy L1 of the local plan.

4.8 Highway Issues

The new access is a sufficient distance from the Dodsworth Ave/Irwin Ave junction and visibility is within guidelines. The width of the drive where it crosses the public footpath is excessive and should be reduced to 3.2m to reduce the loss of grass verge in the immediate area. The turning area within the site is impracticable as shown and not essential. Revised plans should be submitted, as a condition of approval, showing its removal from the scheme and a narrower access. Resiting of the lamp column can be dealt with as an informative.

5.0 CONCLUSION

5.1 The proposal accords with relevant policies of the City of York Local Plan Deposit Draft and is acceptable. A developer contribution of £2154 would be required for the provision of public open space

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used, including for the sills and lintels, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

3 The development hereby permitted shall be carried out only in accordance with the approved plans numbered YO7/4384/20B, /21B and /22A or any plans or details subsequently agreed in writing by the Local Planning Authority as an 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.

4 HWAY19 Car and cycle parking laid out

5 HWAY31 No mud on highway during construction

6 The height of the dwelling shall not exceed 5.3m to the eaves and 7.6m to the ridge, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: to establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

7 The existing sections of boundary hedge not required to be removed in order to construct the works hereby approved shall be retained and protected in their entirety and not removed without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity and the character and appearance of the area.

8 Prior to the commencement of development the developer shall submit a "Sustainable Design and Construction" statement for the development. This statement shall include the measures to be incorporated at the design and construction stage in order for the dwelling to achieve an Ecohomes "Very Good" rating or the equivalent standard under the Code for Sustainable Homes. Prior to first occupation of the dwelling, a further statement shall be submitted which confirms that the dwelling has achieved this standard. If the dwelling has not achieved the required sustainability standard, details of the changes to be made to the development to bring the dwelling up to the standard required and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

9 S106OS IN Section 106 Open Space

10 Notwithstanding the approved plans no development shall take place until details (including location, dimensions and materials) of a refuse/recycling enclosure have been submitted to and approved in writing by the local planning authority. The enclosure shall be provided in accordance with the approved details before the dwelling hereby approved.

Reason: In the interests of sustainability and visual amenity.

11 All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

Reason: To protect the amenity of local residents

12 The en-suite shower room window on the north elevation shall be glazed with obscure glass and maintained as such in perpetuity.

Reason: To protect the privacy of the occupiers of adjoining residential properties.

13 The width of the drive where it crosses the public footpath shall be 3.2m.

Reason: In the interests of highway safety and to maintain the visual amenity of the grass verge.

14 HWAY10 Vehicular areas surfaced, details reqd

15 Notwithstanding the approved plans, the development shall not begin until

revised details of the hardstanding within the site and the access from Irwin Avenue have been approved in writing by the Local Planning Authority. The development shall not come into use until these works have been constructed in accordance with the approved plans.

Reason: In the interests of road safety and residential amenity.

16 HWAY19 Car and cycle parking laid out

17 No gate shall be fitted so as to open outwards over the adjacent public highway.

Reason: To prevent obstruction to other highway users.

7.0 INFORMATIVES: Notes to Applicant

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to housing density, sustainability, visual impact, open space, neighbour amenity and highway issues. The application therefore complies with policies GP1, GP4a, H4a, H5a, T4, and L1c.

2. 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 officers named: Vehicle Crossing/Section 184 - Stuart Partington (01904) 551361; Resiting of lamp column - Mr R Watson (01904) 551401.

3. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

4. The developer's attention should also be drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(i) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(ii) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(iii) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(iv) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(v) There shall be no bonfires on the site.

Contact details:

Author: Kevin O'Connell Development Control Officer

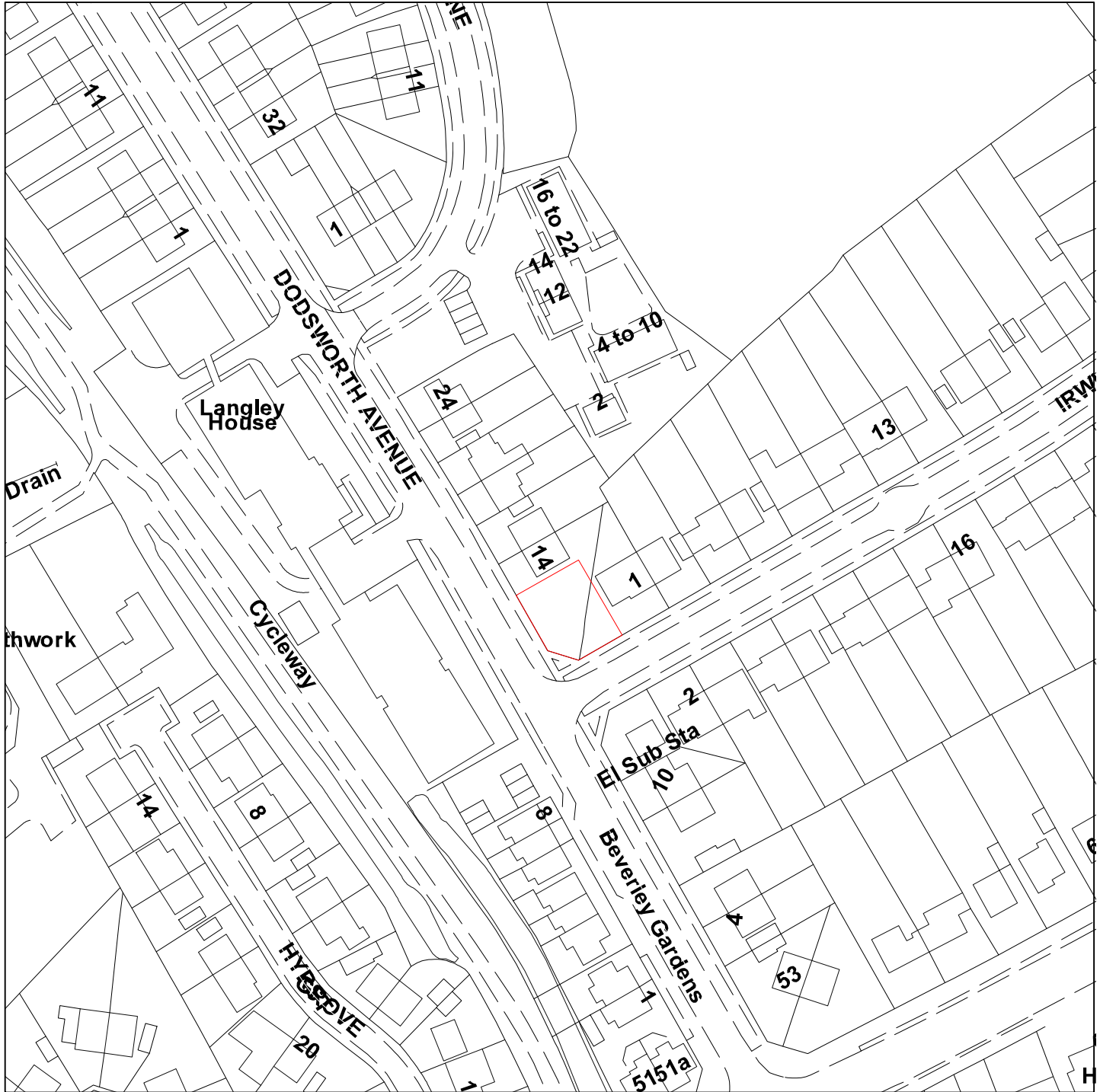
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14 Dodsworth Avenue, York, YO31 8TY

08/00354/FUL



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Organisation	Not Set
Department	Not Set
Comments	Application Site
Date	17 March 2008
SLA Number	Not Set

Consulted neighbours - None received as of writing report 14.03.08

Consultation period ends - 21.03.08

Target date - 10.04.08

4.0 APPRAISAL

4.1 Key Issues:

4.2 DRAFT LOCAL PLAN POLICY CYH7 - "residential extensions" states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.3 DRAFT LOCAL PLAN POLICY CYGP1 - "design" sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements to (i) respect or enhance the local environment, (ii) 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; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling.

4.5 The Application Site - The application site is a large detached property, with large gardens to front and rear, set back approximately 20 metres from the road, with high shrubbery along the boundaries to both adjoining properties. The curtilage to the rear has large trees and shrubbery along the boundaries and with a length of 62 metres to the boundary of Skelton Primary School. The applicant is proposing to erect a conservatory to the rear of the property with dimensions of 4.85 metres long x 4.35 metres deep. The conservatory will be erected with matching brick work to match existing dwelling and will have double glazed timber frames. The proposed single storey flat roof extension to the front elevation is an infill to the front squaring off the front elevation of the property measuring approximately 3.7 metres wide and 2.2 metres deep. The proposed flat roof will be in keeping with the existing west elevation which is a flat roofed garage. The materials to be used for the front extension will be matching to existing dwelling.

4.6 Effect Upon the Street Scene - The impact on the street scene would not be significant as the proposed development is set back 20 metres from the road, with high shrubbery and trees surrounding the curtilage. The proposed conservatory being sited at the rear will have no effect upon the street scene.

4.7 Effect Upon Neighbouring Properties - The properties that are situated on Moorlands Road are similar properties consisting of large detached houses set well back from the highway. The neighbouring property (no 7 Moorlands Road) has a distance of 2.0 metres to the boundary of No 6 and 9.0 metres from the side elevation to the proposed extension. The neighbouring property to the west of the dwelling (no 5 Moorlands Road) is a large detached bungalow set within large gardens. The boundary treatment between no 5 and 6 consists of 2.0 metres high hedging and shrubbery, and with the proposal to be erected on the east elevation there would be little impact on no 5 Moorlands Road. No representations have been received from adjacent occupiers.

5.0 CONCLUSION

5.1 Conclusion - The proposed single storey flat roofed front infill extension and conservatory to the rear would not cause any loss of residential amenity to the neighbouring properties at No 6 Moorlands Road. The proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft. Approval is recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

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

Originally submitted plans received on 14.02.08

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.

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

Contact details:

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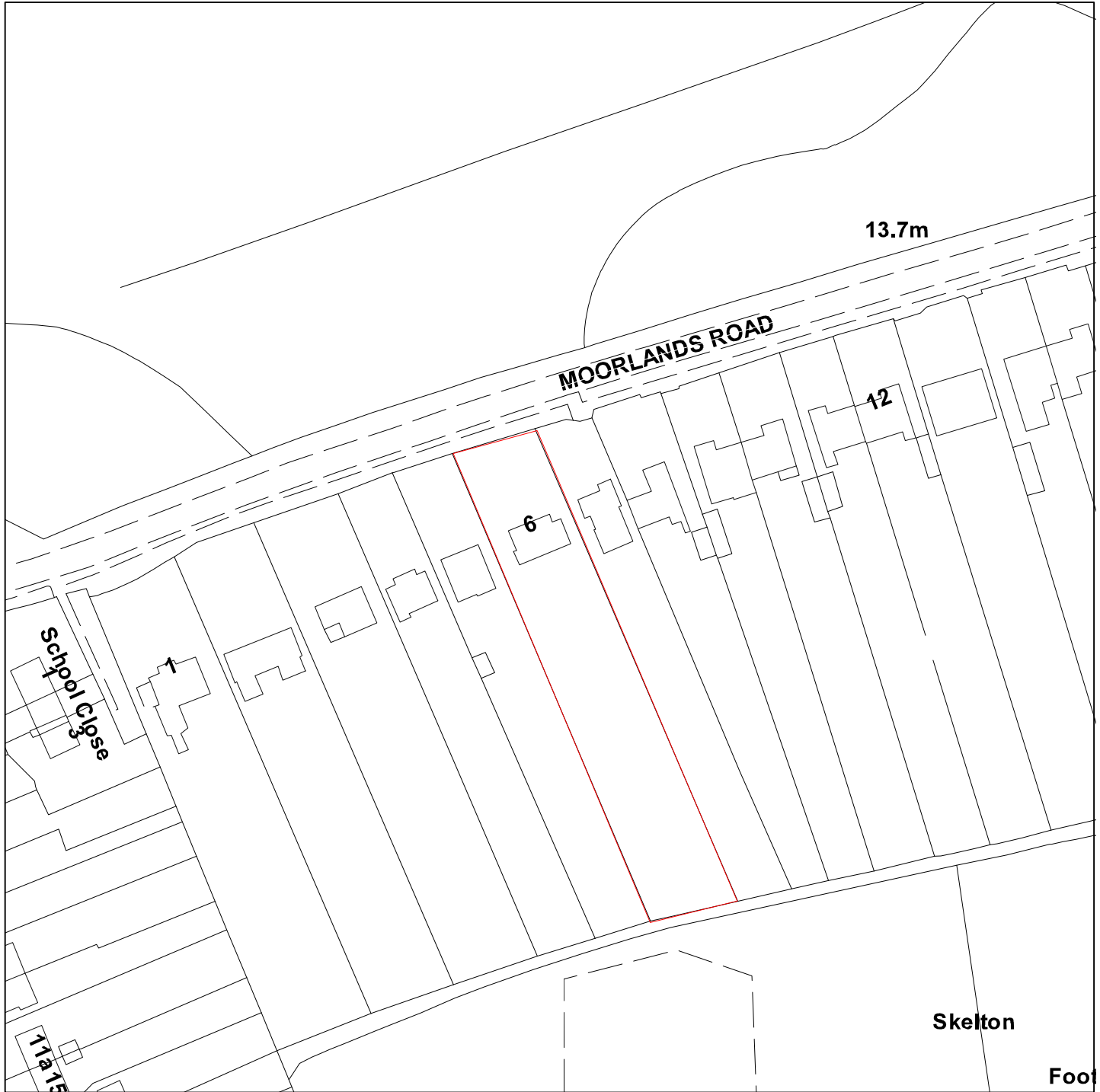
Tel No: 01904 551477

6 Moorlands Road, Skelton, York

08/00364/FUL



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Organisation	Not Set
Department	Not Set
Comments	Application Site
Date	17 March 2008
SLA Number	Not Set