

16/00137/REM 25 Garden Flats Lane

A planning inspector, albeit pre NPPF, turned down an appeal for a bungalow on this site on the grounds that it would be harmful to the character of the neighbourhood. It is therefore incumbent on the committee to ensure that the design and materials of this building are in keeping with its surroundings and do not have an adverse impact on the character of the neighbourhood.

There is no way in which an aluminium roof, and eaves, can be considered as sympathetic to the surroundings and they are totally out of keeping with the neighbouring dwellings. This building, as proposed, will not contribute positively to making the place better for people as required in Section 7 of the NPPF. On the contrary, it will have a detrimental and harmful effect, especially on the neighbours.

I urge you to refuse the application.

If however you are minded to approve I ask that the existing trees which, as the report recognises, are protected not only during construction but also afterwards by means of TPOs.

Please confirm that the removal of development rights still applies.

Jenny Brooks  
Osbalwick and Derwent Ward Councillor - Conservative City of York  
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