



3.1 None

## EXTERNAL

3.2 Heworth Planning Panel: No objections.

## REPRESENTATIONS

3.3 Three letters of objection have been received from residents of Glen Lodge itself. Two main objections have been raised. The first that the money would be better spent on other facilities at the unit and the second that occupants requiring the use of mobility scooters would not be able to walk back to their flats after leaving scooters in this store, preferring to leave their scooters outside their own flats.

Case Officer: It should be noted that the application has been submitted to ensure that the internal corridors at the Housing Unit remain clear for fire safety reasons and as such it is not considered that the objections relate to material planning considerations.

## 4.0 APPRAISAL

4.1 Key Issues: Visual appearance of the proposed structure and impact on the surrounding area.

4.2 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

Policy C1: Planning applications for social, health, community and religious facilities will be granted permission provided that the proposed development is of a scale and design appropriate to the character and appearance of the locality; and it would meet a recognised need.

4.3 The store will appear lightweight as the external cladding will be clear uPVC, ensuring the interior will be naturally lit. The height of the store will not cause any overbearing impact on nearby residents and access to the store will be via a sliding gate in each end of the structure. The design of the structure is considered appropriate for its purpose and in keeping with the scale and character of the surrounding buildings.

4.4 The store is located a minimum of 2m away from the nearest part of the housing unit. Based on the modest nature of the proposal and the well screened nature of the site, the proposed store (intended to house mobility scooters) is considered acceptable.

## 5.0 CONCLUSION

5.1 Based on the above assessment of the application, it is recommended for approval.

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

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

PS/A4/107359, RBS050131/GL/1;

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 character of the area and the amenity of nearby residents. As such the proposal complies with Policies GP1 and C1 of the City of York Development Control Local Plan.

#### Contact details:

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