

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 Amenity

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.

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