

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Micklegate
Date: 19 November 2009 **Parish:** Micklegate Planning Panel

Reference: 09/01514/FUL
Application at: St Georges Hotel 6 St Georges Place York YO24 1DR
For: Demolition of existing garage and erection of single storey detached annex. Single storey detached store to rear. Extension of car parking area
By: Mrs C Livingstone
Application Type: Full Application
Target Date: 7 October 2009

1.0 PROPOSAL

1.1 This application seeks planning permission for development at the rear of St Georges Hotel, 6 St George's Place that includes a single storey residential annex, a new store, an extended hotel car parking area, and the demolition of an existing garage.

CONTEXT

1.2 The property is situated within the Tadcaster Road Conservation Area. This conservation area is a linear conservation area following the old York to London Road past the Knavesmire as far as Dringhouses. The area broadens in several places, one of which is St George's Place which is a late Victorian/Edwardian suburban extension to the city. The road is a cul-de-sac of substantial detached and semi-detached houses to a variety of designs and sharing a similar building line close to the road. The building plots to the north of the street are over 50 metres long and the rear gardens have now matured. No. 6 St George's Place is in use as a small hotel although the majority of properties in the street are still in use as dwellings. The rear garden contains a mature silver birch tree, a not fully developed ash tree, and a mature plum tree in the middle of the rear garden.

PROPOSAL

1.3 The proposals seek to introduce a small dwelling into the rear of the plot which is surrounded on two sides by high brick walls. It is intended that the single storey detached annex would be used as accommodation for either the hotel owner/ staff or as lettable accommodation associated with the existing hotel business when not occupied by the owner or staff members. The proposed dwellinghouse would be single storey, single aspect, occupying the width of the garden whilst avoiding damage to existing mature trees in the middle of the garden. The new residential building would have a sedum roof, the elevations would be faced in timber cladding, it would be 2.9 m high to flat roof level, would incorporate two flat roof velux skylights and two flat roof sunpipes that project above roof level, and its windows and doors would be constructed in grey uPVC.

1.4 A new brick built store/workshop would be introduced close to the east boundary, to replace an uncharacteristic monopitched roofed garage/ shed, which would be demolished to improve vehicular circulation at the rear of the site for the hotel use. Access to the rear of the property is restricted by the proximity of the existing garage to a fire escape on the rear elevation. Initial plans proposed that the hardstanding area would be increased in size across the site, and would accommodate a further four cars on a new permeable surface in addition to the existing four spaces on the rear forecourt immediately adjacent to the hotel. Revised plans reduce the parking provision to 5 spaces laid out on the existing tarmac area. The proposed replacement store would be pulled further from the eastern boundary into the garden area. It would be constructed in brick with a duo-pitched roof of clay pantiles and would store furniture for the hotel and garden equipment.

1.5 A further statement has been received from the owner of the business that has operated the family- run hotel from the site for 19 years that raises the following points in support of the application. The annex accommodation is required as the present business is run with her son and daughter-in-law, and another son is wishing to join the business. The annex would allow him to live on site to provide 24 hour cover. The applicant also considers that the proposal would allow a small business to develop during tough economic times benefiting the economy of York. It would of limited size as a single storey structure, well designed with "soft " and green sedum roof, would be less intrusive than some neighbouring outbuildings, and would not be unsightly or harmful to the character of the area. It would offer more privacy and security and be a barrier to noise for the property that abuts the rear boundary.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Tadcaster Road 0034

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

2.2 Policies:

CYHE2

Development in historic locations

CYGP15

Protection from flooding

CYGP1

Design

CYH4A

Housing Windfalls

CYH5A

Residential Density

CYGP4
Environmental sustainability

CYNE1
Trees, woodlands, hedgerows

3.0 CONSULTATIONS

INTERNAL

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT-

3.1 The Natural Environment Section (Landscape Officer) - considers that the provision of services for the development could probably be accommodated (with a minor amendment without damage to the trees, the silver birch is worthy of a Tree Preservation Order, and two other significant trees could be retained without harming the development. Concerned about the loss of garden space for more parking but revised plans delete parking on the garden area and re-site the store to reduce the impact on the green side boundary. Services have been realigned to avoid tree roots and previous objections are removed subject to conditions that require landscaping to compensate for the loss of some small trees and protect the existing trees during development.

3.2 The Conservation Architect - The original proposals would result in a significant decrease in garden area and loss of a mature green boundary; would be uncharacteristic of the conservation area. Other conversions of outbuildings appear to be contemporary with their main building and this would create an unwelcome precedent. Concerned about the proximity of the annex on nearby trees and neighbours.

HIGHWAY NETWORK MANAGEMENT-

3.3 No objections subject to a condition that requires vehicular surface areas to be appropriately drained

DRAINAGE-

3.4 Objected to the initial development as insufficient information was provided by the developer to determine the potential impact existing drainage systems. The Drainage Section has no objections to the revised proposals subject to conditions.

EXTERNAL

MICKLEGATE PLANNING PANEL-

3.5 No objections but comment on the proximity of the development and resulting increase in height of development near to the party wall as it would affect abutting neighbours.

PUBLICITY-

3.6 The application was publicised by site notice, press notice and letters of neighbour notification. Seven representations have been received that raise the following objections-

- opposed to the precedent of building and infilling in rear gardens of large imposing house as would erode, ruin residential character of area and would be overdevelopment. Existing size of garden is appropriate to dwelling size and there would be inadequate private amenity space for the two properties
- unnecessary development of annex; does not meet a housing need
- adverse impact on adjacent properties; neighbours kitchen garden by mass of residential unit, store would affect boundary shrubs
- unsympathetic design of residential unit; low, wide rectangular facade would be stark, functional, and unsympathetic to architecture of existing buildings; cedar cladding and flat roof out of place in the area; impact of the roof structures on the neighbours at the rear of the site; opposed to use of upvc materials for aesthetic and environmental reasons.
- proposed residential unit would not enhance the conservation area; result in the loss of green space and trees, and green spaces between houses; unwelcome precedent in the area; character of the area would be eroded.
- would result in intensification of commercial use of the building at the detriment to the residential character of the building and the area
- dangerous precedent, no recent similar new build developments; largely use existing ancillary buildings / conversions
- contrary to advice from English Heritage in " Buildings at Risk "
- no objections to the proposed store or proposed parking areas
- proposed siting would be too close to objector's property; deface current outlook, devalue property
- disturbance from construction work

4.0 APPRAISAL

4.1 Key issues

- Principle of the proposed use
- Visual impact- design, conservation area and natural environment
- Residential amenity
- Sustainability
- Car parking, Highway Safety
- Flood risk

NATIONAL PLANNING GUIDANCE-

4.2 PLANNING POLICY STATEMENT 3; HOUSING states that the planning system should deliver high quality housing that is well designed and built to a high standard. Development should be distinctive, maintain character and make efficient and effective use of land. Paragraph 36 advises that Government's policy is to ensure that housing is developed in suitable locations by making effective use of land. The priority sites to develop are given as previously developed land, in particular vacant and derelict sites and buildings.

4.3 PLANNING POLICY GUIDANCE NOTE NO.15 " Planning and the Historic Environment " seeks to ensure that the special characteristics of listed buildings and conservation areas are not adversely affected by inappropriate advertisements.

4.4 PLANNING POLICY STATEMENT 1: Planning for Sustainable Development aims to protect the quality of the natural and historic environment. 'The Planning System: General Principles', the companion document to PPS1, advises of the importance of amenity as an issue.

LOCAL PLAN POLICIES

4.5 POLICY GP1 of the Draft Local Plan seeks to achieve a standard of design that will secure an attractive environment and safeguard or enhance the environment. In particular, development proposals will be expected to be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, using building materials appropriate to the character of the area.

4.6 Within any designated conservation area, the City Council, when determining planning applications, is under a statutory duty to consider the desirability of preserving or enhancing the character or appearance of the area. This duty is reflected in POLICY HE2 of the Development Control Local Plan, which states that within or adjoining conservation areas, and in locations which affect the setting of listed buildings, development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements which contribute to the character and appearance of the area. The written statement that accompanies Policy HE2 states that design of new development should avoid superficial, confused or pale reflections of the existing built environment and that high quality contemporary designs which respect the historic context will be encouraged.

4.7 POLICYH4a of the local plan relates to new housing development. It states that proposals for land not already allocated on the proposals map will be granted permission where: the site is within the urban area and is vacant, underused or it involves infilling, redevelopment or conversion of existing buildings; the site has good accessibility to jobs, shops and services; and it is of an appropriate scale and density to surrounding development and it would not have a detrimental impact on existing landscape features.

4.8 POLICY H5a of the Local Plan advises that the scale and design of proposed residential developments should be compatible with the character of the surrounding area and must not harm local amenity

4.9 POLICY GP4a requires all new developments to have regard to the principles of sustainable development.

4.10 POLICY GP15a seeks to achieve flood protection.

4.11 POLICY NE1 seeks to ensure that development proposals would not result in the loss of trees or areas that are of landscape, amenity, nature conservation or historical value.

ASSESSMENT

PRINCIPLE OF THE PROPOSED USES

4.4 The proposed development at the rear of the property would affect an existing car park at the rear of the hotel, result in the loss of a garage, and introduce new uses in the form of a store and an ancillary residential unit.

Garage/ Store-

4.5 The proposed demolition of the existing garage would improve vehicular access to the rear garden and the improved access without affecting the existing uses in the rear garden or neighbouring uses. Similarly, the proposed store would be an acceptable land use in a garden context. It was intended that the new car parking area and store would be sited on the grassed area but this proposal was dropped following concern about the detrimental impact of the loss of garden space on the setting of the property and the green character of the conservation area. The revised car parking layout and new store is now sited within the existing tarmac forecourt without extending onto the lawned area and would be acceptable.

Residential annex-

4.6 The main change in the rear garden would result from the additional of the proposed ancillary residential unit at the rear of the building. Many representations from the occupiers of neighbouring properties raise concern about the introduction of an additional residential use at the rear of the property. The properties in this part of St George's Place are large, detached residential properties in substantial gardens, and many have smaller outbuildings in their rear gardens close to side boundaries, in a variety of building forms. These outbuildings are generally used as ancillary domestic outbuildings but an additional dwelling has been created at the rear of No.10 St George's Place in a conversion of a former coach house/outbuilding contemporary with the main building. It is also noted that part of the rear garden at No. 21 St Georges Place has been developed as a new dwelling. This application would differ as it would introduce a new residential use in a new structure within a rear garden that would be ancillary to the commercial use of the main dwelling. Whilst the scale and facilities of the proposed building take the form of a separate two bedroom dwelling that would be capable of independent occupation from the main dwelling to the rear of this plot, the applicant would expect the Local Planning Authority to impose a condition

on any permission that would tie its ancillary use to the main property. The applicant has justified for the ancillary unit on commercial operational grounds that would appear to demonstrate the need for the development.

4.7 In principle, there would be no adverse implications of a subsidiary rear annex building on the established land uses in the area. Although the annex would be ancillary, Policy H4a of the Local Plan would offer further support for new housing development on a site within the urban area that involves infilling provided it is of an appropriate scale and density to surrounding development and it would not have a detrimental impact on existing landscape features.

4.8 Despite the concern from neighbours, there would be no precedent for further commercial ancillary accommodation in rear gardens as there are no other similar commercial uses nearby.

VISUAL IMPACT/ IMPACT ON THE CONSERVATION AREA/ NATURAL ENVIRONMENT

Initial scheme-

4.9 It was considered that the initial proposals would have had a significant adverse impact on the rear yard and garden area used by both the resident family and residents of the hotel. They were designed to avoid the significant trees on the site, and the combination of the proposed annex, the car-parking, and the large shed reduced the garden area to less than a third of the overall site area. This would have been significantly lower than the gardens of other similar buildings sharing this side of the street (including the neighbours at either side) and would have affected the attractive mature green east boundary. It was therefore concluded that the local planning authority could not support the form and the level of the initial development proposals that were so uncharacteristic and damaging to the amenity of this part of the conservation area.

Revised scheme-

4.10 In the revised scheme, the car parking/ store proposals do not extend beyond the existing tarmac forecourt area on to the grassed area. This part of the proposal would not be readily visible from public views as it is sited immediately behind the main building and is well screened by mature vegetation at the rear of the property. The agent has re-sited the store further from the eastern boundary to avoid affecting mature boundary treatment. The design, scale, massing, materials and revised location of the new store would be acceptable and would not harm any site characteristics that would detract from the amenity and character of the conservation area in accordance with Policy HE2 of the Local Plan.

4.11 The proposed ancillary accommodation would be sited along the high brick wall of the rear boundary approximately 32 m from the rear elevation of the building and would not adversely affect the setting of the main dwelling. The structure would have a site footprint of approximately 97 sq.m in an overall site area of 858 sq. m (existing house footprint is 151 sq.m) and would not overdevelop the site or conflict with density policy H5 of the local plan. It is intended that the central grassed area would be shared and the proposed unit would add to the residential character on the site without

harming the character of the main building. The proposed unit would barely be visible from the street or from neighbouring property as it would be sited at the rear of the garden and screened by the mature boundary treatment on the site and high boundary walls. The agent has indicated that existing gates to the drive that restrict views into the site when closed would be retained. In the wider character of the conservation area, a reasonable level of garden area would be retained that would maintain the green character of the site; revised plans ensure that the mature boundary treatment and the significant trees on the site would be unaffected by the proposals; and the sedum roof of the structure would soften its visual impact.

Tree Impact-

4.12 The revised proposals overcome the concerns of the Council's landscape officer. The deletion of the proposed parking area and revised shed location would ensure that the existing garden area would be retained and the services have been realigned to avoid existing tree roots. The existing Birch and Cherry Plum (annotated as Copper beech on the submitted plans) are compatible with the use of the development. It is considered that the planting in the garden should be improved to compliment the development and to compensate for the loss of some small trees (Holly, Apple, and conifer) and general shrubbery that would result from the new building. Conditions could be imposed on any permission to require additional landscaping and protect existing tree roots on the site.

4.13 The proposed ancillary building would be visually subservient to the main dwelling and the structure has been kept to a low level design, single aspect, with external materials that support its contemporary design within a green setting. Concerns have been raised about its appearance being stark, functional, unsympathetic with no visual merit. There are no objections to the architectural merits of the modern design of the structure, its features or its materials. It aims to respect the site features and local environment in a different way that may appear incongruous. However, as the site is very secluded and there is a variety of styles of outbuildings in the locality, it is considered, on balance, that the proposed structure would not detrimentally harm the character and amenity of the conservation area such that it would be contrary to Policy HE2 of the Local Plan and planning permission to be refused.

IMPACT ON NEIGHBOURING PROPERTY

Moorgarth Avenue-

4.14 The proposed annex would result in a building along the rear boundary with two properties on Moorgarth Avenue (Nos. 3 and 5). The occupiers of both properties have expressed concern about the proximity of the residential annex and any resulting impact of outlook, loss of privacy and security, and the impact of noise. The roof of the annex would be approximately 3 metres high and would extend 0.5m above the rear boundary wall. This increase in mass along the boundary would be located to the south of the dwellings on Moorgarth Avenue and would have some impact on their shorter gardens and the outlook and living condition of the occupiers. This small increase in walling would not result in a mass that would greatly overshadow the neighbouring gardens. On balance it is considered that the increase in height along

the rear boundary would not be unduly dominant or cause excessive overshadowing contrary to Policy GP1 of the Local Plan.

4.15 It is reasonable to assume that the annex could result in noise disturbance at the rear boundary of the site that could potentially affect the occupiers of the abutting properties at No. 3 and 5 Moorgarth whose dwellings would be approximately 10 metres from the proposed annex. The annex would have its own rear elevation in addition to the existing boundary wall and all openings in the building would be to the garden with the exception of the high level sunpipes and the rooflights. It is unlikely that there would be an excessive level of noise breakout from the annex that would be harmful to the enjoyment of the immediate gardens or any living conditions of the neighbours.

St. George's Place-

4.16 The scheme has been designed to ensure that the properties on St George's Place would not be harmfully affected by overlooking, overshadowing, or loss of privacy. The design of the annex includes sun pipes and rooflights but surrounding properties would not experience overlooking or loss of privacy. The garden of No. 8 would not be materially overshadowed by the low level mass of the store and annex buildings.

SUSTAINABILITY

4.17 The agent has included a sustainability statement which indicates that the applicants are keen to incorporate energy efficient measures and the proposed annex would have a sedum roof so as to add to the bio-diversity of the site. A condition could be applied to any permission that would require this element of the proposal to meet the Code for Sustainable Homes level 3 and require that the annex provides 5% on site renewables in accordance with the Interim Planning Statement. This would comply with the requirements of GP4a of the Local Plan and the Interim Planning Statement (IPS) on Sustainable Design and Construction.

CAR PARKING/ HIGHWAY SAFETY

4.18 Highway Network Management has no objections to the revised car park layout or annex development. The suggested maximum car parking for the 10 bedroom hotel use in the city would require 4.5 spaces based on 2 resident staff. The provision of 5 off- site car parking spaces would not be an over-provision.

FLOOD RISK

4.19 The application site is located in low risk Flood Zone 1 and should not suffer from river flooding. Policy GP15a of the Local Plan requires that the proposal demonstrates any flood risk will be appropriately managed with the minimum environmental effect and ensure that the site can be developed, serviced and occupied safely. The use of sustainable drainage to reduce surface water run-off is encouraged and discharges from the development should not exceed the capacity of existing/proposed receiving sewers.

4.20 The applicant has now provided sufficient information that allows the local planning authority to determine the potential impact of the proposal on the existing drainage systems. Further investigations are required to ascertain what method will be used and the Council's Drainage and Structures Section considers that either method of dealing with surface water run-off would be acceptable and recommend an appropriate condition for planning permission if granted.

5.0 CONCLUSION

5.1 On balance it is considered that the proposals at the rear of No. 6 St. George's Place would accord with local and national planning policy and would not materially harm the character and amenity of the conservation area, the local environment, the reasonable living conditions of the neighbours, drainage and highway safety. An acceptable sustainable development could be achieved subject to appropriate conditions. On balance it is recommended that planning permission is granted subject to conditions ensuring the satisfactory implementation of the scheme.

COMMITTEE TO VISIT

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 and other submitted details:-

Drawing No. 105B, Received 5 October 2009

Drawing No. 106, Received 11 August 2009

Drawing No. 107, Received 11 August 2009

Drawing No. 108, Received 11 August 2009

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.

3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A,B,C,D and E of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of appearance and character of the conservation area and given the shared hotel and residential use of outside garden area, the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 2008

4 No development shall take place until there has been submitted and approved

in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, stock size, and position of trees, shrubs and other plants. This scheme shall include three new trees in the rear garden. It shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development, die, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. Any works to existing trees that are protected by a tree preservation order (TPO) or are in a conservation area are subject to the normal procedures of local authority approval and notification respectively, within and beyond this five year period.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site, in the interests of perpetuating suitable tree cover which is integral to the amenity of the development and conservation area.

5 Before the commencement of development, including site clearance, the importing of materials, and/or any excavations, a method statement regarding protection measures for the existing trees in the rear garden shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include the following: details and locations of protective fencing to BS 5837 to be shown on a plan to create exclusion zones; phasing of works; site access during clearance/preparation/construction; type of machinery/vehicles to be used (including excavators, delivery and collection lorries, and arrangements for loading/off-loading); parking arrangements for site vehicles and storage of materials.

The fenced off exclusion zones shall be respected at all times during operations associated with the development. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles, mixing of cement, disposing of washings, fuel storage, new service runs, et al.

Reason: To ensure protection of existing trees before, during and after development which are within a conservation area and/or make a significant contribution to the amenity of the area and/or development.

6 The proposed additional accommodation shall only be occupied and used in conjunction with the hotel use of 6 St. George's Place, and shall not be used as an independent residential unit.

Reason: The Local Planning Authority considers the proposed annex has not been designed with separate amenities, access and facilities and the result of which may be unsuitable as a self contained dwelling, may have an adverse impact on the occupants of both the main dwelling and the additional accommodation, or may have a significant adverse impact on the character and amenity of the conservation area.

7 Development shall not begin until details of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Details to include the following information to determine the potential impact the

proposals may have on the existing drainage systems.

a) Existing and proposed surfacing should be specified.

b) Details to include calculations (catchment areas) and invert levels of the existing surface water system should be provided together with details to include calculations and invert levels of the proposals for the new development. This will enable the impact of the proposals on the downstream watercourse to be assessed.

c) The applicant should provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum, to ensure that there will not be any detriment to the drainage of existing properties. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

d) Additional surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.

e) The proposed method of surface water disposal is via soakaways, these should be shown to work through an appropriate assessment carried out under BRE Digest 365, carried out in winter - to prove that the ground has sufficient capacity to accept surface water discharge, and to prevent flooding of the surrounding land and the site itself.

f) If the above soakaway proves to be unsuitable then in accordance with PPS25 and in agreement with the Environment Agency / IDB, peak run-off from brown-field sites must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site to comply with guidance contained within Planning Policy Statement 25 (Development and Flood Risk) and local plan policy GP15.

8 HWAY9 Vehicle areas surfaced

9 VISQ8 Samples of exterior materials to be app

10 The development hereby approved shall be constructed to at least Level 3*** of the Code for Sustainable Homes (CSH) standard. A formal Post Construction stage assessment, by a licensed CSH assessor, is to be carried out and a formal Post Construction stage certificate shall be submitted to the LPA prior to occupation of the building. Should the development fail to achieve level 3*** of the Code a report shall be submitted for the written approval of the Local Planning Authority demonstrating what remedial measures shall be undertaken to achieve level 3 of the code. The remedial measures shall then be undertaken within a timescale to be approved in writing by the Local Planning'

Reason: In the interests of achieving a sustainable development in accordance with

the requirements of GP4a of the City of York Development Control Local plan and the Interim Planning Statement 'Sustainable Design and Construction'

11 No building work shall take place until details have been submitted and approved in writing by the Local Planning Authority, to demonstrate how the development will provide from on-site renewable energy sources, 5% of the developments predicted energy requirements. The development shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be implemented before first occupation of the development and a written letter from the installer of the technology, post build, verifying the installation has been installed should also be submitted to the Local Planning Authority. The site thereafter must be maintained to the required level of generation'.

Reason: In the interests of achieving a sustainable development in accordance with the requirements of GP4a of the City of York Development Control Local plan and the Interim Planning Statement 'Sustainable Design and Construction'

12 No walls or fences shall be erected to sub-divide the rear garden.

Reason: In order to protect the open character of the garden that contributes to the general character and amenity of this part of the Tadcaster Road conservation area.

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:

- Principle of the proposed uses
- Visual impact- design, conservation area and natural environment
- Residential amenity
- Sustainability
- Car parking, Highway Safety
- Flood risk

As such, the proposal complies with Policies GP1, GP4a, GP15, HE2, NE1, H4a, H5a, of the City of York Development Control Local Plan; and national planning advice contained within Planning Policy Statement 1 "Delivering Sustainable Development;" Planning Policy Statement 3 "Housing;" and Planning Policy Guidance Note No.15 " Planning and the Historic Environment. "

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