

COMMITTEE REPORT

Date: 19 August 2010 **Ward:** Acomb
Team: Major and Commercial **Parish:** Acomb Planning Panel
Team

Reference: 10/01422/REM
Application at: 76 Beckfield Lane York YO26 5RJ
For: Reserved matters application for erection of 4no. 2 bed dwellings to which outline planning permission 09/02103/OUT relates.
By: Daniel Gath Homes Ltd
Application Type: Approval of Reserved Matters
Target Date: 24 August 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 No. 76 Beckfield Lane comprises a disused brick and render built bungalow circa 1920 set within a large plot at the junction of Beckfield Lane and Turnberry Drive. Outline Planning Permission was granted at the West and City Centre Area Planning Sub-Committee on 18 February 2010 (ref:-09/02013/OUT) for erection of four two storey town houses on the cleared site. Determination of Reserved Matters is now sought in respect of site layout, access, appearance, scale and landscaping. Drainage issues were considered and conditioned at Outline Planning Permission stage.

1.2 The application has been called in by Councillor D.Horton to ensure consistency of treatment with the previously approved Outline Permission.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP4A
Sustainability

CYGP1
Design

CYH4A
Housing Windfalls

CYGP10

Subdivision of gardens and infill devt

3.0 CONSULTATIONS

INTERNAL:-

3.1 Highway Network Management express concern in respect of the suggested driveway design and configuration. The submitted plan has however subsequently been amended to address these concerns.

3.2 Structures and Drainage Engineering Consultancy object to the proposal on the grounds that insufficient information has been submitted in respect of the proposed surface water drainage system for the scheme.

3.3 Environmental Protection Unit raise no objection to the proposal subject to any permission being made subject to an informative covering construction noise.

EXTERNAL:-

3.4 Acomb Planning Panel were consulted in respect of the proposal on 9th July 2010. No response has been received to date.

3.5 21 Letters of objection have been received in respect of the proposal. The following is a summary of their contents:-

- * Concern that an existing problem of on-street parking on Turnberry Drive would be exacerbated;
- * Concern that the design and layout of the proposed buildings would relate poorly to the other properties in the area;
- * Concern that the proposal would have an adverse impact upon the proposal for a cycle lane serving Beckfield Lane;
- * Concern that the proposal would increase traffic movements to the detriment of highway safety;
- * Concern that the proposal by virtue of increasing the area of impermeable surfacing would lead to problems of surface water drainage for neighbouring properties.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon visual amenity of wider street scene;
- * Impact upon on-street parking and traffic generation in the wider area;
- * Impact upon the local pattern of surface water drainage.

IMPACT UPON THE WIDER STREET SCENE

4.2 Policies GP1 and GP10 of the York Development Control Local Plan set a clear policy framework in respect of small scale infill developments of former garden areas such as that currently under consideration. Permission is only expected to be forthcoming where new development would not be detrimental to the character and amenity of the local environment. The current scheme envisages the erection of two blocks of two semi-detached houses of conventional brick and pan tile construction fronting onto Beckfield Lane and on to Turnberry Drive. Each would be some 8 metres high to the ridge and the rear first floor windows of the plots within Turnberry Drive would be obscure glazed in accordance with the terms of the previous Outline Planning Permission. That fronting onto Beckfield Lane broadly reflects the existing building line as well as the indicative scheme submitted as part of the application for Outline Planning Permission. The block within Turnberry Drive is set somewhat further forward of the main building line than envisaged in the indicative scheme, however the properties within Turnberry Drive are set at various locations within their respective plots whilst generally tending to sit further back within their plots at greater distance from the junction with Beckfield Lane. However, the effect of setting the current proposal further back would be to establish the front gardens of the two plots affected as the principal amenity space serving the properties whilst at the same time creating an adverse impact upon the amenity of the occupier of 74 Beckfield Lane by virtue of overlooking and a loss of privacy to its rear garden area. On balance therefore it is felt that the impact of the proposal upon the wider street scene is acceptable when balanced against wider amenity considerations. Impact would be further mitigated by the retention of two 11 and 5.5 metre sections of the existing mature boundary hedge within Turnberry Drive.

IMPACT UPON ON-STREET PARKING AND TRAFFIC GENERATION WITHIN THE WIDER AREA

4.3 A significant body of concern has been expressed in relation to the impact of the proposal on the volume of on-street parking in the vicinity and the volume of additional vehicular traffic generated. There is some evidence of on-street parking in the vicinity at particularly limited times of day. There is however no evidence that the current proposal would exacerbate the problem in any way. Concern has also been expressed in relation to the distance of the access drives from Turnberry Drive and the junction with Beckfield Lane, however the distance to the closest drive from the junction is 25 metres which is well within the acceptable standards for residential highway design. Similarly there is no evidence that the proposal would result in significant quantities of additional vehicular traffic to the detriment of neighbouring properties. Planning permission for 4 dwellings was granted at outline stage, in terms of the impact on the highway the current reserved matters proposal is in line with that outline permission.

IMPACT UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE

4.4 The issue of surface water drainage was previously considered at some length in relation to determination of the application for Outline Planning Permission. At that stage it was identified that the site could be satisfactorily drained and a requirement for a surface water drainage scheme was included as a condition within the

decision issued. The detail of the scheme will then be addressed as part of a submission to discharge the conditions attaching to the Outline Planning Permission.

5.0 CONCLUSION

5.1 76 Beckfield Lane presently comprises a disused bungalow circa 1920 set within large grounds at the junction of Beckfield Lane and Turnberry Drive. Outline Planning Permission for construction of two blocks of two semi-detached houses on the cleared site was given on 19th February 2010. The current application for determination of Reserved Matters relates well to the approved Outline Permission and in terms of its design, massing and palette of materials the remainder of the housing within Turnberry Drive. The building line of the proposed scheme within Turnberry Drive diverges somewhat from the Outline scheme, however to recess the properties further into the plot would adversely impact upon the residential amenity of the occupier of 74 Beckfield Lane and lead to a significant impact upon the amenity space available to the properties themselves. On balance the proposed scheme is felt to be acceptable, leading to a pattern of development reflecting that in place over the remainder of Turnberry Drive and approval is therefore recommended.

6.0 RECOMMENDATION: Approve

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

Drawing Refs:- 10:35:03 and 10:35:02. Date Stamped 28th June 2010 and 10:35:01 Rev A. Date Stamped 3rd August 2010.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

- 2 VISQ8 Samples of exterior materials to be app
- 3 VISQ4 Boundary details to be supplied

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 impact upon the visual amenity of the wider street scene, impact upon on-street parking and traffic generation in the wider area and impact upon the local pattern of surface water drainage . As such the proposal complies with Policies GP1, GP4a), GP10, GP15a), H4a) and L1c) of the City of York

Development Control Local Plan.

2. DEMOLITION AND CONSTRUCTION:-

i) 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

ii) The work shall be carried out in such a manner 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".

iii) 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.

iv) 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.

v) 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.

vi) There shall be no bonfires on the site.

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