

Environmental Protection Unit

No objections to the application. It is recommended that the applicant be informed of the legislation governing their activities during construction. Also ask for confirmation that the outdoor shelter is not to be used as an outdoor classroom.

3.2 External
Parish Council
No objections

3.3 Publicity

The application was advertised by means of a site notice on the 17th July 2007 and by neighbour notification. The date for responses to notifications has expired

4.0 APPRAISAL

4.1 Key Issues

- Design
- Impact on residential amenity

4.2 Planning Policies

Policy GP1 of the Local Plan Deposit Draft states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials. Proposals will also be expected to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Design

The school is a modern structure set in well landscaped grounds. A mature hedge delineates the front boundary of the site to Rawcliffe Lane. The proposed play area is to be sited behind the hedge between the school building and the road. The visible elements of the proposed structures from the road will be the sail shade and the roof of the outdoor shelter. These elements of the scheme have been designed so that they are appropriate to the semi rural feel of the site and the design of the school building. The details of the scheme are considered to comply with the requirements of policy GP1 of the local plan.

4.4 Residential Amenity

The closest properties to the site are those on the opposite side of Rawcliffe Road. These properties are set back from the road frontage and are set within well landscaped plots. The area adjacent to the new play area is already used for outdoor play. The addition of the new play area will not, in officer's view, cause any disturbance to adjacent residents.

5.0 CONCLUSION

It is considered that the proposed play area would be of an appropriate design in relation to the surrounding buildings and residential properties. It is also considered that the proposal will not detrimentally impact on the amenity of neighbouring

residents. Therefore the play area would be in compliance with Policy GP1 of the draft local plan.

6.0 RECOMMENDATION:

1 TIME2 Development start within three years

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

layout plan and fencing detail dated 6th July 2007
play scheme elevation plans dated 6th July 2007

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 design and impact on residential amenity. As such the proposal complies with Policy GP1 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)
Tel No: 01904 551657