

COMMITTEE REPORT

Committee: East Area
Date: 11 October 2007

Ward: Heworth
Parish: Heworth Planning Panel

Reference: 07/01342/FUL
Application at: 14 Dodsworth Avenue York YO31 8TY
For: Erection of bungalow with room in roof on land adjacent to 1 Irwin Avenue and 14 Dodsworth Avenue
By: Toad Hall Developments
Application Type: Full Application
Target Date: 30 July 2007

1.0 PROPOSAL

1.1 Erection of a detached, 1-bedroom bungalow with office/storage space in the roof. Access would be via a new crossover from Irwin Avenue. The bungalow would be 8m long by 7m wide and 5.7m high. To the side would be a garden/cycle store, 3m by 3m.

1.2 The application has been called in by Cllr Potter because of concerns by local residents that the style of the building is inappropriate and out of character with the area. Cllr Potter has also requested a site visit.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH4A
Housing Windfalls

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 new access is a sufficient distance from the Dodsworth Ave/Irwin Ave junction and visibility is within guidelines. Car and cycle parking are in accordance with council standards.
Environmental Protection Unit - No objections.

3.2 External

Heworth Planning Panel - No objections.
Public Consultation - The consultation period expired on 3 July 2007. Three objections have been received from local residents. They are concerned that the small scale and bungalow style are inappropriate and out of keeping with character of the street scene which is dominated by 2-storey houses. In addition, Cllr Potter has passed on to officers local residents' concern that the style of the building is inappropriate and out of character with the area.

4.0 APPRAISAL

4.1 Key Issues

Principle of housing development
Visual appearance
Sustainability
Neighbour amenity
Open space
Highway issues
Drainage

4.2 The Application Site

Corner plot of approximately 280sqm comprising land formerly part of the two adjacent gardens.

4.4 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.

4.3 Visual Appearance

The visual appearance of the dwelling is the main issue of the application. Irwin Avenue and the adjacent section of Dodsworth Avenue are characterised by traditional, 2-storey, semi-detached houses. Objectors consider that if a dwelling

were to be built on the site it should reflect the character of the adjacent 2-storey semis. Whilst Irwin Avenue and much of Dodsworth Avenue are characterised by traditional 2-storey houses there are other built forms in the immediate area. The South-east corner of the adjacent junction is occupied by an electrical substation which, whilst smaller than the bungalow, is similar in style. The buildings facing the site on the west side of Dodsworth Avenue comprise 2-storey housing blocks (Langley House) with slab levels over 3m below street level. As a result these blocks appear low in relation to the dwellings in Irwin Avenue and on the east side of Dodsworth Avenue. South of Langley House are modern 2-storey houses (Beverley Gardens) with a single-storey garage block adjacent to the public highway. So whilst the area to the east and north of the site is characterised by traditional 2-storey semis, to the west and south the built form is much more varied and generally smaller in scale. All of the main buildings in the vicinity of the site are made of brick and have pitched roofs, as would the proposed bungalow. The site is not in a conservation area and the adjacent houses are not listed.

In summary, a range of dwelling types could be suitable for the site, including the proposed bungalow.

Details of the garden/cycle store have not been included with the application. Submission of details should be made a condition of approval.

4.4 Sustainability

The application does not include a sustainability statement. Prior to development the developer should submit a sustainable design and construction statement showing that the development would achieve an Ecohomes 'Very Good' rating or the equivalent standard under the Code for Sustainable Homes.

4.4 Neighbour Amenity

The bungalow would cause no overlooking or other material impact on neighbouring occupiers.

4.8 Public Open Space.

A developer contribution of £360 would be required for the provision of public open space in accordance with policy L1 of the local plan.

Highway Issues

The new access is a sufficient distance from the Dodsworth Ave/Irwin Ave junction and visibility is within guidelines. Car and cycle parking are in accordance with council standards.

4.9 Drainage

The site is not in a flood zone but drainage details should be submitted for approval.

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 £360 would be required for the provision of public open space

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ8 Samples of exterior materials to be app

3 The development hereby permitted shall be carried out only in accordance with the approved plans numbered YO7/4384/03B and /04b 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 DRAIN1 Drainage details to be agreed

7 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 5.8 metres, 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.

8 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme including boundary treatment and hard landscaping materials and which shall illustrate the number, species, height and position of trees and shrubs. This scheme 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, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and so that the Local Planning Authority

may be satisfied with the overall appearance and the variety, suitability and disposition of species within the site.

9 At the earliest available opportunity, and in any event prior to completion of the development, the developer shall submit a completed Sustainable Design and Construction statement for the development. The developer shall aim to achieve an Ecohomes 'Very Good' rating or the equivalent standard under the Code for Sustainable Homes and if this is not achieved the developer shall demonstrate the changes that will be made to the development in order to achieve this standard.

Reason: In the interests of sustainable development and protection of the environment.

10 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the local planning authority. The open space shall thereafter be provided in accordance with the approved scheme or the alternative arrangements agreed in writing by the local planning authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1 of the City of York Draft Local Plan.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £360.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

11 Notwithstanding the approved plans no development shall take place until details (including location, dimensions and materials) of the garden/cycle store and a refuse/recycling enclosure have been submitted to and approved in writing by the local planning authority. The enclosures shall be provided in accordance with the approved details before the dwelling hereby approved, retained and used for no other purpose except with the written consent of the local planning authority.

Reason: In the interests of sustainability and visual amenity.

12 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

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 officer named: Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

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.

Contact details:

Author: Kevin O'Connell Development Control Officer

Tel No: 01904 552830