

**91/03(06)**

**CASE NUMBER: 04/00302/FUL  
GRID REF: EAST 446930 NORTH 452336**

**APPLICATION NO.:** 6.124.403.FUL

**LOCATION:**

6 Marston Road Tockwith York North Yorkshire YO5 8PR

**PROPOSAL:**

Demolition of existing dwelling and erection of 1 no. replacement dwelling (Site Area 0.260 ha).

**APPLICANT:** Mr M Allen

DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

**REASON FOR DEFERRAL:**

- 0 Subject to no substantive objections from the Parish Council.
- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.01.04
- 3 CD10 MATERIALS TO BE APPROVED
- 4 The slate for the roofs shall be natural Welsh slate when a sample shall be submitted as required by condition 3 above.
- 5 CD05 REVEALS: MM ... 75
- 6 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 7 HW07 PRVTE ACCESS/VERGE CROS'NGS CONSTCT REQM
- 8 HW14 DETAILS OF ACCESS, TURNING AND PARKING

**Reasons for Conditions:-**

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD10R INTERESTS OF AMENITY
- 4 In order to ensure that the proposed development is in character with the traditional materials of the conservation area.
- 5 CD05R VISUAL AMENITY
- 6 CD13XR DEV IN CHARACTER WITH LOCALITY
- 7 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW14 DETAILS OF ACCESS, TURNING AND PARKING

(Mr D Richold (agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak scheme).

(UNANIMOUS DECISION)