
Minute 100/03(06)

CASE NUMBER:

04/00358/FUL

GRID REF: EAST 444668 NORTH 460676

APPLICATION NO.: 6.88.71.FUL

LOCATION:

Village Bungalow Main Street Little Ouseburn York North Yorkshire YO5 9TD

PROPOSAL:

Demolition of existing dwelling & erection of 2no dwellings with detached single garages, formation of new vehicular access & felling of 3no Fruit Trees within Little Ouseburn Conservation Area. (Site area 0.08ha).

APPLICANT: R B D A Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.03.2004
- 3 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 CD05 REVEALS: MM ... 75
- 6 Notwithstanding the submitted plans large scale details, including sections and samples of the proposed windows designs, as well as samples of any obscure glazing are to be submitted and agreed in writing by the Local Planning Authority prior to the commencement of development.
- 7 CD13 WINDOW FRAME MATERIALS ... timber
- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 10 CL14 PLANT REPLACEMENT TREES ... Seven
- 11 CL04X REPLANTING IF TREES DIE
- 12 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
 - (ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6a; and the Specification of the Local Highway Authority;
 - (v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or Standard Detail number E6a; and the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 13 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the amended drawing rec. 29.04.2004. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 14 The existing brick wall shall be retained to the site frontage to Main Street and full details of the proposed gate piers and proposed gates shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.
- 15 Before any materials are brought onto the site or any development is commenced, the developer shall erect chestnut paling or similar fencing in accordance with details previously submitted to and approved in writing by the Local Planning Authority, around the trees and shrubs to be retained as indicated on the approved plan (including the tree within the verge to the site frontage, and those overhanging the western boundary of the site). The developers shall maintain such fences to the satisfaction of the Local Planning Authority until all development, the subject of this permission, is completed. The level of land within the fenced area shall not be altered without the prior written consent of the Local Planning Authority.
- 16 The footpath and verge to the front of the site shall be reinstated to their former condition after the new accesses have been created, to the satisfaction of the Local Planning Authority prior to the occupation of the dwellings hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI02YR PROTECT VISUAL AMENITY
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD05R VISUAL AMENITY
- 6 In the interests of visual amenity and the character of the conservation area.
- 7 CD13R VISUAL AMENITY
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 10 CL14R MAINTAIN TREED APPEARANCE OF AREA
- 11 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 12 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 13 HW17R ROAD SAFETY REQUIREMENTS
- 14 In the interests of visual amenity.
- 15 CL11R PROTECTION OF TREES DURING DEVELOPMENT
- 16 In the interests of visual amenity.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

(UNANIMOUS DECISION)