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CASE NUMBER: 04/01812/FUL
GRID REF: EAST 439594 NORTH 466935

APPLICATION NO.: 6.64.63.E.FUL

LOCATION:

The Three Horseshoes Hotel Bridge Street Boroughbridge York North Yorkshire YO5 9LF

PROPOSAL:

Erection of 1 no. detached dwelling (Block A) (site area 0.022ha).

APPLICANT: Urban Investment Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.06.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 Details of the boundary treatment to the eastern boundary of the site shall be submitted for the written approval of the Local Planning Authority and thereafter provided and retained in accordance with the approved details.
- 4 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2 x 33m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 1602-100G
- 6 HW21 PARKING FOR SINGLE DWELLING
- 7 HW27 APP'VL DETAILS FOR WORKS IN THE HIGHWAY
- 8 HW28 COMPLETION OF WORKS IN HIGHWAY-COMMENCE ... Mill Lane with Bridge Street
- 9 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY
- 10 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 01.06.2004

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 In the interests of the amenities of the Conservation Area and residential amenity.
- 4 HW10R ROAD SAFETY REQUIREMENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 HW21R ROAD SAFETY REQUIREMENTS

- 7 HW27R ROAD SAFETY REQUIREMENTS
- 8 HW28R ROAD SAFETY REQUIREMENTS
- 9 HW29R ROAD SAFETY REQUIREMENTS
- 10 CC01R ACCORDANCE WITH DRAWINGS

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.