

63/04(16)

166.12404
17OUT0
166.12404
17OUT1

CASE NUMBER: 04/02317/OUT
GRID REF: EAST 442736 NORTH 452473

APPLICATION NO.: 6.124.26.C.OUT

LOCATION:

Former Parish Hall, Adjacent Bungalow And Garages To Rear Oak Road Cowthorpe
Wetherby North Yorkshire

PROPOSAL:

Outline application for the demolition of existing dwellings and garages and erection of 2no. dwellings (site area 0.094ha).

APPLICANT: David & Martin Newis

APPROVED subject to the following conditions:-

- 1 CA06 OUTLINE/RESERVED MATTERS ... 14.12.2006 ... 14.12.2009
- 2 CA01 OUTLINE
- 3 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:-

(ib) the existing access shall be improved in accordance with Standard Detail number E7 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 highway.

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.

- 4 HW16 DETAILS OF TURNING SPACE
- 5 HW19 PRKG SPCES TO REMAIN AVL'BL FOR VEH PRKG
- 6 No dwelling shall be occupied until parking spaces of a size not less than 4.8 metres x 2.6 metres, including one garage or a car parking space capable of accommodating a garage, have been provided within the curtilage of that dwelling, in accordance with standards set out in the North Yorkshire County Council Parking Design Guide. Any garages shall then be positioned a minimum of 6 metres back from the highway boundary. Once created these parking and garaging areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.
- 8 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW16R ROAD SAFETY REQUIREMENTS
- 5 HW19R ROAD SAFETY REQUIREMENTS
- 6 HW20R ROAD SAFETY REQUIREMENTS
- 7 HW23R ROAD SAFETY REQUIREMENTS
- 8 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY

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.

(Mr J Goodwin (agent who answered questions) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)