
Minute 16/05(08)

**CASE NUMBER: 05/02581/FUL
GRID REF: EAST 439552 NORTH 465507**

APPLICATION NO.: 6.64.333.C.FUL

LOCATION:

11 Ashbourne Road Boroughbridge York North Yorkshire YO5 9HX

PROPOSAL:

Erection of one detached house, detached double garage and new vehicular access.
(Site area 0.048 ha)

APPLICANT: Mr And Mrs S Terry

APPROVED subject to the following conditions:-

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.07.2005
- 3 CD10 MATERIALS TO BE APPROVED
- 4 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved scheme shall be implemented at the first planting season following commencement of the development.
- 5 Prior to the commencement of the development, the revised parking arrangements for No.11 Ashbourne Road, as shown on Plan No. ST/DP-0205.01 Rev A received on 21.06.05, shall be provided and thereafter so retained, free of any obstruction that would prevent their use for the parking of vehicles.
- 6 HW21 PARKING FOR SINGLE DWELLING
- 7 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 8 The secondary bedroom windows in the eastern elevation of the dwelling hereby approved shall be a fixed/non-openable type, and shall be obscure glazed to level 3 or higher on the Pilkington scale of privacy or equivalent, and the windows shall thereafter be so retained in the prescribed form.
- 9 Notwithstanding the submitted plans, only one skylight shall be inserted into the eastern elevation of the upper floor 'family room' in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority prior to commencement of the development, and the dwelling shall be constructed in accordance with the agreed development, and the dwelling shall be constructed in accordance with the agreed scheme, and no further windows or rooflights shall be

- inserted in that elevation.
- 10 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD10R INTERESTS OF AMENITY
- 4 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 HW15R ROAD SAFETY REQUIREMENTS
- 6 HW21R ROAD SAFETY REQUIREMENTS
- 7 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 9 CD16R VISUAL AMENITY
- 10 CI02YR PROTECT VISUAL AMENITY

INFORMATIVES

- 1 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

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.

(Mrs V Watson (objector) and Mr V Pagh (agent) attended the meeting and spoke to the item under Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)