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42/05 (07)

CASE NUMBER: 05/04143/OUT  
GRID REF: EAST 438797 NORTH 467625

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**APPLICATION NO.:** 6.56.140.A.OUT

**LOCATION:**

Jaynes House Langthorpe Boroughbridge York North Yorkshire YO51 9BZ

**PROPOSAL:**

Outline application for erection of detached dwelling including siting and access. (Site area 0.07 ha)

**APPLICANT:** Claire Tiplady

APPROVED subject to the following conditions:-

- 1 CA06 OUTLINE/RESERVED MATTERS ... 11.10.2010
- 2 CA01B OUTLINE - SITING AND ACCESS NOT RM
- 3 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.09.2005
- 4 The development hereby approved shall not be commenced until such time as the new access/parking arrangement for Jaynes House (approved under application ref 6.56.140.FUL dated 13.09.05)
- 5 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4
- 6 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 E6 and the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 8 metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or 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 E6 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.

- 7 The new dwelling hereby permitted shall not be occupied until such time as a new vehicle access, parking and turning provision has been constructed onto Skelton Road for the existing dwelling known as 'Jaynes' House. There shall then be no means of vehicular access to or from 'Jaynes' House other than from Skelton Road unless otherwise approved in writing by the Local Planning Authority.
- 8 Prior to the occupation of the dwelling a sight line shall be provided at the access to such dwelling, measured a distance of 2.4 metres back from and parallel to the edge of the existing carriageway along the total site frontage. Thereafter the area between the sight lines and the highway boundary shall remain clear of any obstruction in excess of 1 metre in height above the adjoining carriageway level.
- 9 HW16 DETAILS OF TURNING SPACE
- 10 HW21 PARKING FOR SINGLE DWELLING
- 11 CB23 WKS FOR FOUL AND SW DISCHARGES TO BE APP

**Reasons for Conditions:-**

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01BR SAFEGUARD RIGHTS OF CONTROL
- 3 CC01R ACCORDANCE WITH DRAWINGS
- 4 In order to ensure that adequate access and parking facilities are available for the existing dwelling.
- 5 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 6 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 7 In the interests of highway safety.
- 8 In the interests of road safety to provide for drivers of vehicles using the access road to the site and the public highway with a standard of inter-visibility commensurate with the vehicular traffic flows and road conditions.
- 9 HW16R ROAD SAFETY REQUIREMENTS
- 10 HW21R ROAD SAFETY REQUIREMENTS
- 11 CB23R TO ENSURE PROPER DRAINAGE

**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).