
29/05 (10)

CASE NUMBER: 05/05418/FUL
GRID REF: EAST 441559 NORTH 462621

APPLICATION NO.: 6.71.157.FUL

LOCATION:

Low Garth Marton Marton Cum Grafton York North Yorkshire YO5 9QY

PROPOSAL:

Erection of detached dwelling. (Site Area 0.04 ha)

APPLICANT: Mr H Harrop

APPROVED subject to the following conditions:-

- 1 CA053 DEVELOPMENT SHALL BE BEGUN BEFORE 3 YRS ... 13.12.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 HW16 DETAILS OF TURNING SPACE
- 6 HW21 PARKING FOR SINGLE DWELLING
- 7 The existing cobble wall located along the site frontage shall be retained in its entirety unless otherwise agreed in writing by the local planning authority.
- 8 Prior to the commencement of the development hereby approved, details of the existing ground levels, proposed ground levels and final finished floor levels shall be submitted for the written approval of the local planning authority. Thereafter the development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reasons for Conditions:-

- 1 CA053R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD13 WINDOW FRAME MATERIALS
- 5 HW16R ROAD SAFETY REQUIREMENTS
- 6 HW21R ROAD SAFETY REQUIREMENTS
- 7 In the interests of visual amenity given the sites prominent location within the conservation area.
- 8 In the interests of both the residential amenity and visual amenity of the locality.

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 Chaplin attended the meeting and spoke to the item as the applicant's agent to answer questions only under the Council's Opportunity to Speak Scheme).

(Fourteen Members voted for the motion and there was one abstention).