



West Offices  
Station Rise  
York  
YO1 6GA

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="54"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Shipton Road"/>
Address Line 2	<input type="text" value="Clifton"/>
Address Line 3	<input type="text" value="York"/>
Town/city	<input type="text" value="York"/>
Postcode	<input type="text" value="YO30 5RQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="458735"/>	Northing (y)	<input type="text" value="453615"/>
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Description

## Applicant Details

### Name/Company

Title

Mr

First name

Ian

Surname

Pearey

Company Name

### Address

Address line 1

54 Shipton Road

Address line 2

Address line 3

Town/City

York

County

Country

United Kingdom

Postcode

YO30 5RQ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Building of the extension at 54 Shipton Road is complete and has been completed as per the approval below  
20/02046/FUL | Erection of ground floor side and rear extension following demolition of existing side and rear extension | 54 Shipton Road Clifton York YO30 5RQ

However, to obtain sign off by building control this requires the tree hedges to be removed for at least 13m from the foundations of the extension. It has been brought to my attention that condition 4 of the 2010 planning approval (application ref 10/00634/FUL) states that if the hedge is removed it must be replaced with a screen at least 2 meters in height and the design, appearance and materials must be agreed in writing by the local authority prior to erection.

It is proposed that the trees will be removed and a 2m high Willow Hurdle fence be installed as below, to give immediate visual privacy between 54 and 56 Shipton Road. Planting will be then applied which will in time further improve the privacy. Climbing hedge/clematis will be installed once the landscaping is developed

The removal of the hedge was a requirement of building control in relation to the new planning approval you received for the new extensions and that the matter has been discussed with CYC planning enforcement. It was agreed by planning enforcement that the existing trees need to be removed. Paul Chadwick was consulted.

Reference number

Date of decision (date must be pre-application submission)

**Please state the condition number(s) to which this application relates**

Condition number(s)

Has the development already started?

- Yes  
 No

If Yes, please state when the development was started (date must be pre-application submission)

Has the development been completed?

- Yes  
 No

If Yes, please state when the development was completed (date must be pre-application submission)

30/06/2013

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes  
 No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The trees will be removed and replaced with a Willow Hurdle Fence to provide immediate screening. The Hurdle Fence is in 6ft/6ft panels and will be installed to ensure the top is at 2m in height.

The trees need to be removed to satisfy the building control requirements for approval, with the trees to be removed at least 13m from the foundations. A discussion has occurred between building control and planning enforcement officer from the council planning department. It was confirmed that the trees needed to be removed and a screen installed.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

email

Date (must be pre-application submission)

24/05/2023

Details of the pre-application advice received

Confirmed the building control requirements must be applied and the trees can be removed and replaced with a screen as per condition 4 on the 2010 application

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ian Pearey

Date

04/06/2023