

Planning Statement

Project: Proposed New Dwelling, Linley Avenue, Haxby.

Date: 12th November 2023

Introduction

These statements are part of the submission for Full Planning Approval of a detached, two-story dwelling adjacent to Millfield House, Linley Ave, Haxby, York.

This is a resubmission for planning previously granted under reference 18/00517/FUL & 22/01148/FUL. There are no modifications.

As the application is for a single dwelling outside a conservation area there is no requirement for a Design & Access Statement.

Highways

Access will be from a private drive that serves 5 no. dwellings.

Flood Zone

The site lies within flood zone 1 therefore a flood risk assessment is not required.

Noise Assessment

The site lies adjacent to the York/Scarborough rail line but in 2005/6 when the adjacent dwellings were built there was a noise assessment report compiled and the recommendations were acted upon, i.e.; a sound barrier fence for the full length of the west boundary. This fence extended beyond the then-development site, to include the garden area of Millfield House.

It is therefore considered that due to the fact conditions have not changed then the existing fence is adequate, and a new noise assessment is not required.

Contamination

As a single dwelling, a contamination screening form accompanies the application.

Sustainability

The site is within the urban area of Haxby with all the facilities such village contains, enabling the occupants to have shops, schools, community facilitation etc, within walking distance.

This will contribute towards the continued existence of these community benefits while not extending the existing settlement boundaries.

Materials used in the construction will be from renewable resources where possible and air quality will not be affected.

Storage for refuse and recycling is provided on-site.

Drainage

A separate document covers the surface and foul water details for the site.