

# Comments for Planning Application 19/01467/FULM

## Application Summary

Application Number: 19/01467/FULM

Address: Vacant Site Eboracum Way York YO31 7RE

Proposal: Erection of 5 storey apartment building with basement comprising 65 residential units (Use Class C3), associated car parking and landscaping works.

Case Officer: Jonathan Kenyon

## Customer Details

Name: Dr Duncan Marks

Address: York Civic Trust, Fairfax House, 27 Castlegate, York YO1 9RN

## Comment Details

Commenter Type: Consultee response

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: York Civic Trust's Planning Committee considered this application at its meeting on the 3 October 2019 with the resulting objection comment to the scheme.

The proposal is for the construction of a five storey apartment building comprising of 65 residential units and associated car parking and landscaping works in a vacant lot bounded by Eboracum Way and Layerthorpe. In the recent years the area has seen a lot of growth and development, including the construction of several large office blocks and hotels, not all of which are sympathetic in scale and materials to their surroundings. The surrounding area of Layerthorpe consists predominantly of early to late Victorian two-storey properties; while the area is not within a conservation area, Layerthorpe has important views of the Minster. A new build in the proposed area needs to be sensitive to the surrounding built landscape which includes smaller residential as well as larger commercial.

Though the YCT Planning Committee does not object on principle to the use of the space, the massing of the proposal is out of proportion with the surrounding builds and the design is lacking. While there is precedent in the area for new four storey builds, the proposed five storey construction sets a dangerous precedent for the area, particularly along Layerthorpe, which has important views of the Minster (and where two storey builds are more in-keeping).

While the proposed design fits in with the Travellodge and other proximal office blocks, the design is missing an opportunity to be more sympathetic to the surrounding residential units and general York aesthetic.

It is for these reasons that the York Civic Trust objects to this proposal in its current form.

[Submitted on 22/10/2019]