

## **APPEAL: 20 YORK RISE**

The appeal site is located on York Rise, set within a residential area and along a small parade of commercial units of various uses. The site is also located within a conservation area. The host building is mid terrace with the appeal unit on the ground floor. The planning application was submitted for the intention of retaining a timber decking with balustrade including table and chairs. The decking area provides additional seating for patrons as the internal seating arrangement is limited. The decking also provides a ramp and step free access for those with limited movement. It's contended the materials used for the decking and balustrade are all natural and blend with the host building and street scene without creating any form of distraction to offend the conservation area merits. There are no substitute materials besides the existing use of timber which could implemented for a similar decking area that may satisfy conservation area design standards. In conclusion, the use of timber for the purposes of the decking and the benefits provided by the decking are satisfactory to meet planning policies including conservation area requirements.