

## DELEGATED REPORT

**Date:** 15 October 2015      **Ward:** Micklegate  
**Team:** Householder and Small Scale Team      **Parish:** Micklegate Planning Panel

**Reference:** 15/01972/FUL  
**Application at:** 9 Philadelphia Terrace York YO23 1DH  
**For:** Single storey side extension  
**By:** Miss Caroline Strudwick  
**Application Type:** Full Application  
**Target Date:** 16 October 2015  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

1.1 This application seeks permission for the erection of a single storey side extension to be attached to an existing single storey flat roof rear extension, to provide additional living space. A slightly raised rooflight is proposed, along with full-length glazed doors to the rear elevation and three tall windows proposed to the side elevation.

1.2 This mid-terrace Victorian dwelling is sited within a residential area, made up largely of similar style dwellings.

1.3 This application is brought to committee for decision due to the applicant working within the City of York Council Development Management Team.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

DC Area Teams Central Area 0002

2.2 Policies:

CYGP1      Design  
CYH7      Residential extensions

### 3.0 CONSULTATIONS

Micklegate Planning Panel

3.1 No response received.

## Neighbour Notification

3.2 No responses received.

## **4.0 APPRAISAL**

### 4.1 Key Issues:

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring amenity

## **POLICY CONTEXT**

4.2 The National Planning Policy Framework (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance here is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.4 Policy H7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.5 Policy GP1 refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity.

4.6 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations. Advice in the document is consistent with local and national planning policies and is a material consideration when making planning decisions. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing/loss of light or over-dominance/loss of light. Para. 13.3 advises that for single storey extensions privacy can be protected by the use of blank side walls, obscure glazing, high level windows, or by screening along shared garden boundaries.

## **ASSESSMENT**

4.7 Being sited to the rear, this addition will not be highly visible to public view, particularly as a high boundary/wall and gate are sited along the rear boundary with the rear access lane. A flat roof rear extension has previously been added to the dwelling, which incorporates a narrow 'dog leg' design and a further narrow rear extension is proposed to 'square off' this rear element. A rendered finish, to match the

existing render in place to the kitchen, is proposed, along with matching white upvc fenestration. Though the flat roof design is not wholly in keeping with the design of the original dwelling, the extension will still retain a linear appearance in keeping with the original design of attached outshots of these terraced dwellings. Though small, sufficient amenity space will remain within the rear yard, along with access to the rear lane. Space to both the side boundary, with No. 8 Philadelphia Terrace and the rear boundary will be retained. Taking all of the above into account, this proposal is not considered to harm the dwelling nor the character or appearance of the surrounding area.

4.8 Due to the location of this proposal, the major neighbouring impact will be upon those adjacent residents at No. 8 Philadelphia Terrace. This neighbouring dwelling is sited at a slightly lower ground level than the host, thus the addition is likely to appear slightly more prominent. The extension will however be set off this common side boundary by approx. 1.7 metres, and a low wall with fencing/trellis above, to a height of approx. 2 metres, is sited along this common side boundary. No. 8 Philadelphia Terrace also has a small single storey rear extension in place built along the common side boundary with a window facing towards the rear lane; two side-facing obscurely glazed windows are in place within the longer rear outshot, facing towards the common side boundary with the host. Taking all of the above into account, it is not considered that significant undue loss of amenity, with particular regard to outlook/loss of light/overshadowing/privacy will occur.

## **5.0 CONCLUSION**

5.1 The proposals are considered to comply with the NPFF, CYC Development Local Plan Policies H7 and GP1 and Supplementary Planning Guidance - House Extensions and Alterations (Approved 2012). Approval is recommended.

## **6.0 RECOMMENDATION:** Householder Approval

- 1 TIME2 Development start within three years
- 2 PLANS2 Approved plans - Proposed plans and elevations received on 20/08/2015 and email from applicant received on 30/09/2015 confirming the use of render and colour.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### **1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH**

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local

policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

## 2. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

### **Contact details:**

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