

Prepared on behalf of the residents of 107(Red Gables) & 103 Tadcaster Road and 3 & 11 Hunters Way.
Ref 16/01744/FUL Application at 105 Tadcaster Road.

We have read the Planning Officers Committee Report and would like to refute the recommendation for approval made within the report.

We are fully aware of the planning policies to which the report refers to and would like to point out the areas which still give grave concerns to the objectors. We also question the legality of the York Development Control Draft Local Plan, to which the Planning Officer refers as we understand this has never been formally adopted by City of York Council.

Based on the information provided by the applicant to the Council I have created a set of images taken from varying viewpoints around the site to show both the existing and proposed views of the extension which have been used in this report. Please see Appendix 1 for view locations.

I have referred to the paragraph numbers from the Planning Officers Committee Report as a cross reference to her evidence.

Our main primary objections are based on the following grounds;

- Overshadowing to no. 103 Tadcaster Road and siting of the first floor extension.
- Loss of privacy and amenity to the gardens of all objectors' properties, especially from the first floor door/window and Juliet balcony.
- Visual appearance and proposed materials.
- Proximity to the boundary of 107 Tadcaster Road.

3.0 CONSULTATIONS

3.1 As well as the comment made by the Dringhouses & Woodthorpe Planning Panel with regard to the roof line, they also added that the Architectural style of the extension is at odds with the surrounding properties.

3.2 The neighbours also raised objections that the application was incomplete due to the lack of dimensions being shown on the site plan to any boundaries, neighbours extensions and conservatories not being shown on the block plan and a lack of materials being specified. This has not been addressed in any way in the resubmission.

4.0 APPRAISAL

4.1 Whilst we understand the need to find solutions rather than problems when determining planning decisions, we feel that there are many things which could have helped this proposal from being so controversial. If the applicant had spoken with the neighbours or even looked at other options such as a front extension which would not cause any overshadowing or overlooking we would all have been more positive about this application. .

4.3, 4.4 & 4.5 Whilst the Planning Officer has made reference to the Draft Local Plan Policies we would draw attention to the following from the Supplementary Planning Document which provides guidance on all types of domestic development.

A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/street scene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered and a terracing effect should be avoided. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. Guidance in sections 3 (privacy), 4 (overshadowing and loss of light), 5 (dominance and outlook), 7 (Character and Street Scene) and 13 (rear extensions) are relevant to the determination of the application.

These seem to have been totally ignored.



This image shows the existing layout of the houses adjacent to 105 Tadcaster Road.

This model is to scale and based on the drawings submitted by the applicant.

It should be noted that numbers 3,5,7 and 11 Hunter Way have all managed to achieve two storey extensions, all in brick with pitched tiled roof which have been accepted with no objections

due to them being designed to sit well into the surroundings and sited so as not to cause any over shadowing issues.



This Image shows the same view with the proposed extension.

4.8 When revising the scheme the applicant had the opportunity to try reduce the overshadowing of 103 Tadcaster Road by re siting the upper floor closer to the boundary of 107 Tadcaster Road or by pulling back the first floor extension to the proposed ground floor line, but instead they retained the first floor line and extended the ground floor storey out to match the upper storey

Whilst addressing the first floor roof design the revised proposal failed to address the issue of materials and loss of amenity due to the design of the proposed first floor windows.

4.9 The extension being finished in white/off white render will be visible from both Hunters Way and Tadcaster Road.



View from Hunters Way across the garden of Red Gables indicating that clearly this will be visible from the street scene.



View from Tadcaster Road across drive way of 103 Tadcaster road.



View from Tadcaster Road looking across driveway of Red Gables.

The existing rear elevation being in brick with at least a few well-proportioned windows which are fully in character with the remainder of the house has more interest especially when viewed from 11 Hunters Way than the proposed huge white flat wall, with expanses of large glazing. This is a cold and overbearing extension that would have nothing at all that resembled the existing character of the property and totally dominates the rear elevation.



Whilst the part pitched roof as now proposed does somewhat reduce the mass, when compared to a fully pitched roof, this still does not mitigate the overshadowing of 103 Tadcaster Road by the first floor extension. The only way this could be improved would be by re siting the first floor towards the boundary of 107 Tadcaster Road or by extending at the front of the property.

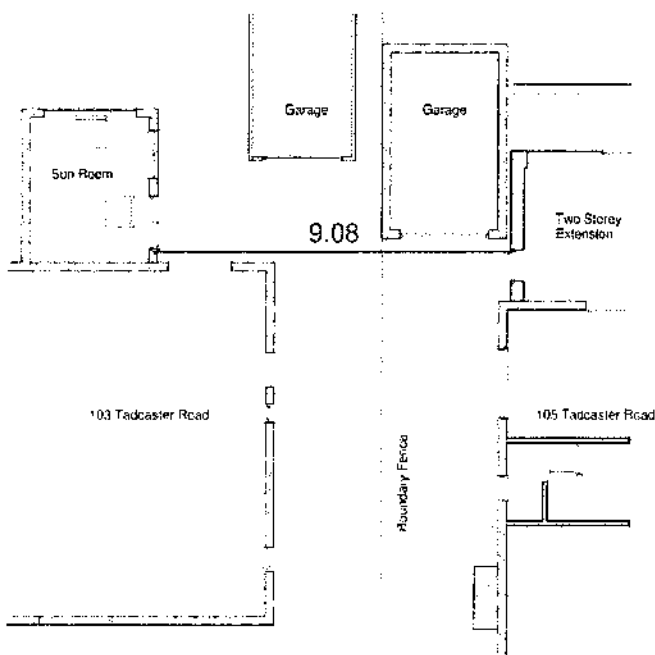
4.10 We can see nowhere in the proposals that have taken any references to scale or proportion or fenestration patterns from the original property, which the Planning Officer thinks it does. The proposal will not sit well, but will dominate, as shown in the image on the previous page.

4.11 The reference to 99 Tadcaster Road as a similar scaled two storey extension is a total red herring. Whilst this property has a two storey extension, its location and proximity to other dwellings is nothing like 105. The extension is constructed from the same materials as the existing house, is adjacent to a green field on its closest boundary thus no overshadowing issues, and overlooks no properties to the rear so no lack of amenity issues. Windows are of a similar scale and fenestration pattern to the existing property and also there are no flat roofs.

Residential Amenity

4.12 The overshadowing issue to number 103 Tadcaster Road, has only been considered to the main house and not to the sun room, which has glazed windows, doors and roof light which face the two storey proposal. The recommended distance to any two storey extension from a ground floor window in the Supplementary Planning Document approved December 2012 is **12.0m**. The distance in this case to the sun room windows is **9.08m**. The view of the extension from the sun room will be both over powering and will also block light and view of the sky causing loss of amenity to this property.

Clause 2.2 of the SPD states ***“the most common factors that lead to a proposal being refused are the harmful affect it will have on neighbours amenity (such as overshadowing and overlooking) and/or the damage caused to the visual appearance of the area.***



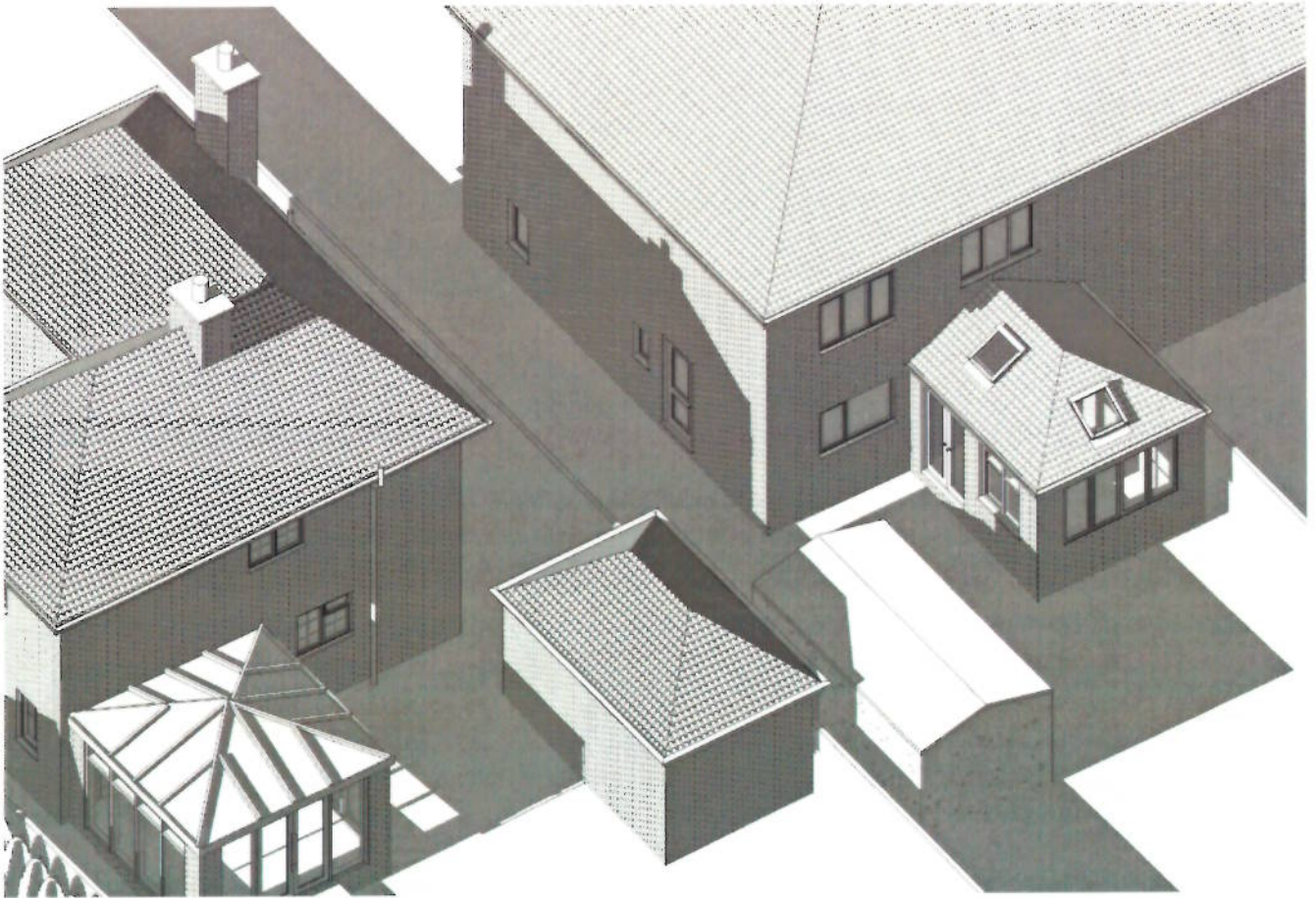


Existing view from 103 Tadcaster Road towards 105 Tadcaster Road from sun room

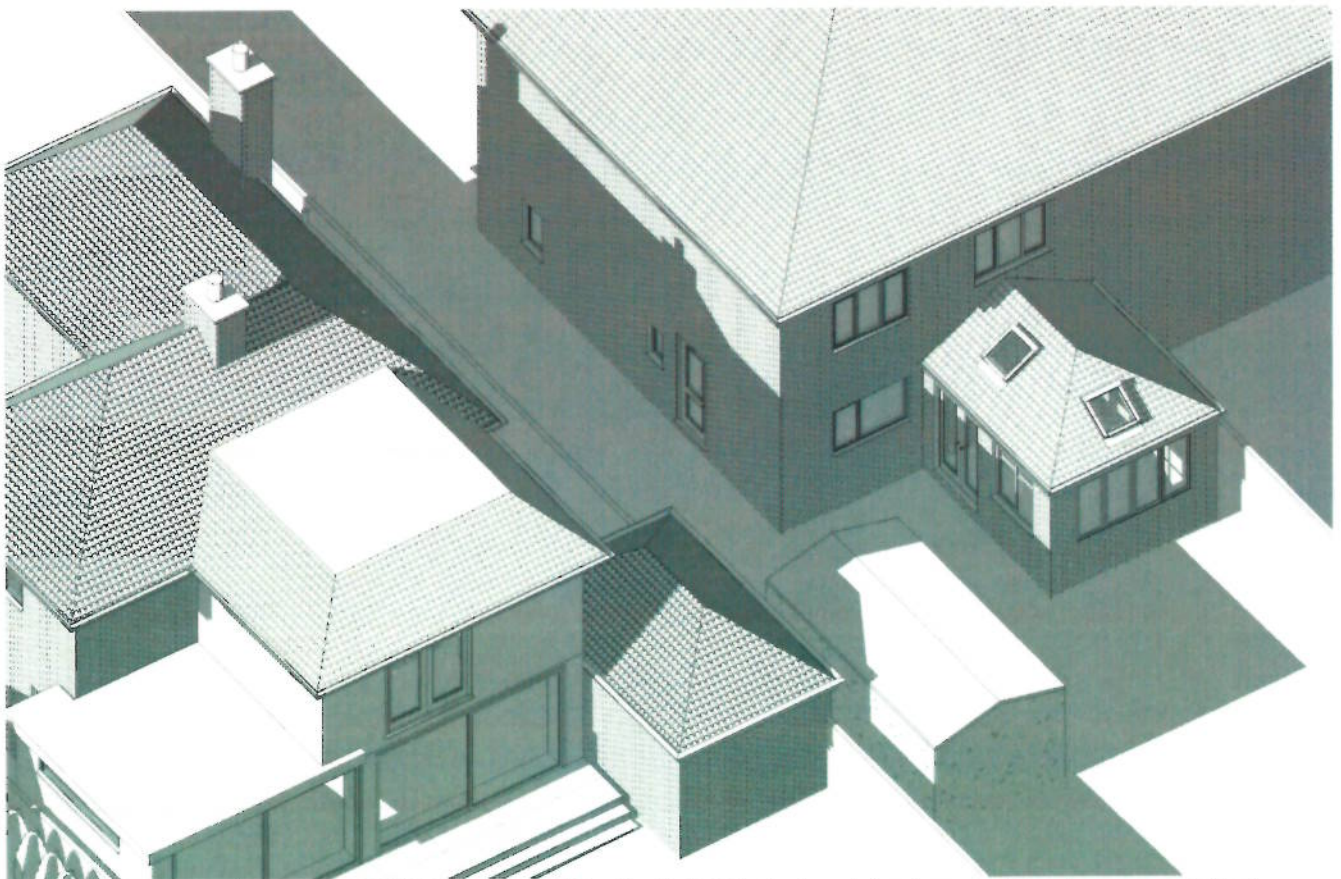


Proposed view from 103 Tadcaster Road to 105 Tadcaster Road from sun room

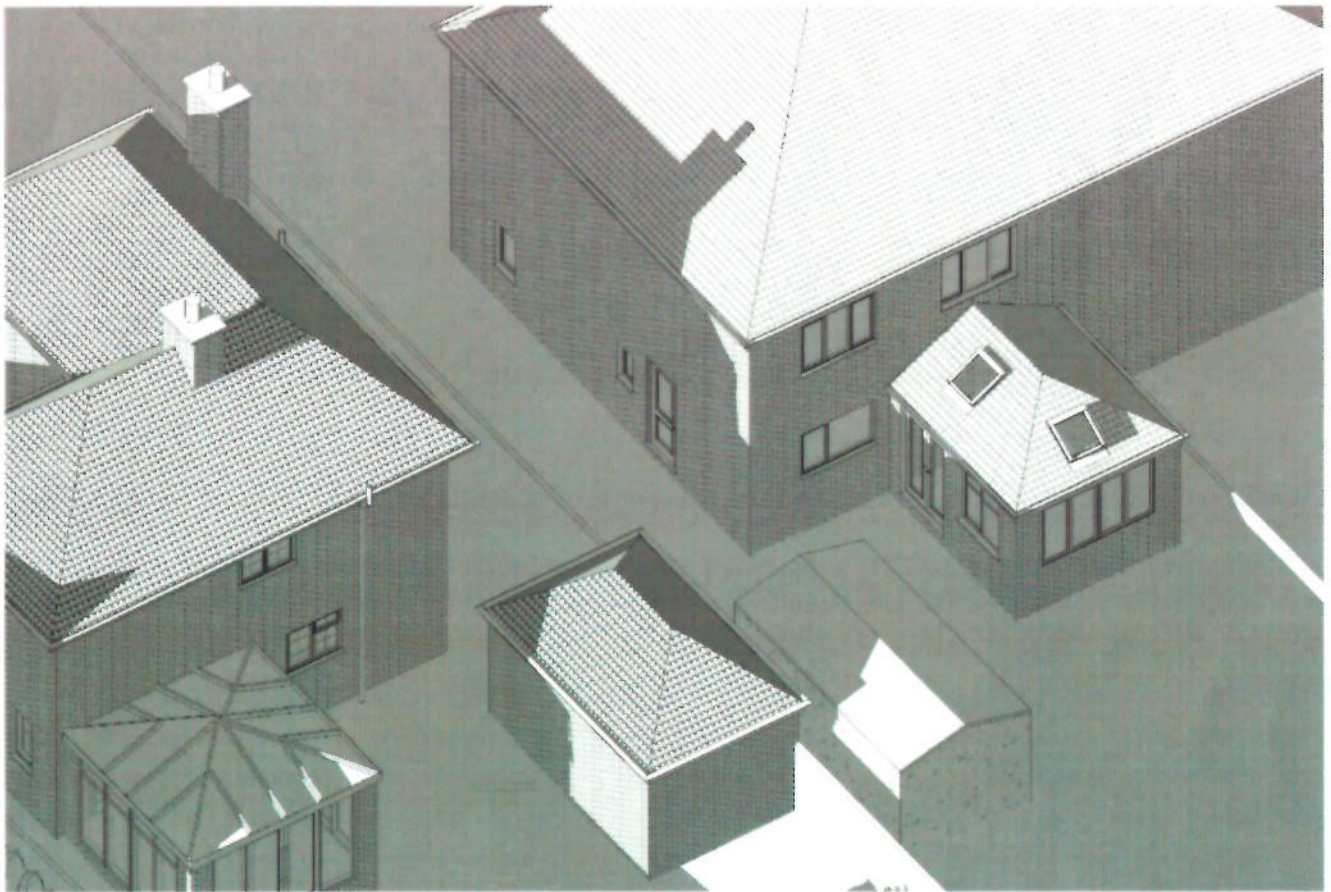
SOLAR STUDY TO 103 TADCASTER ROAD



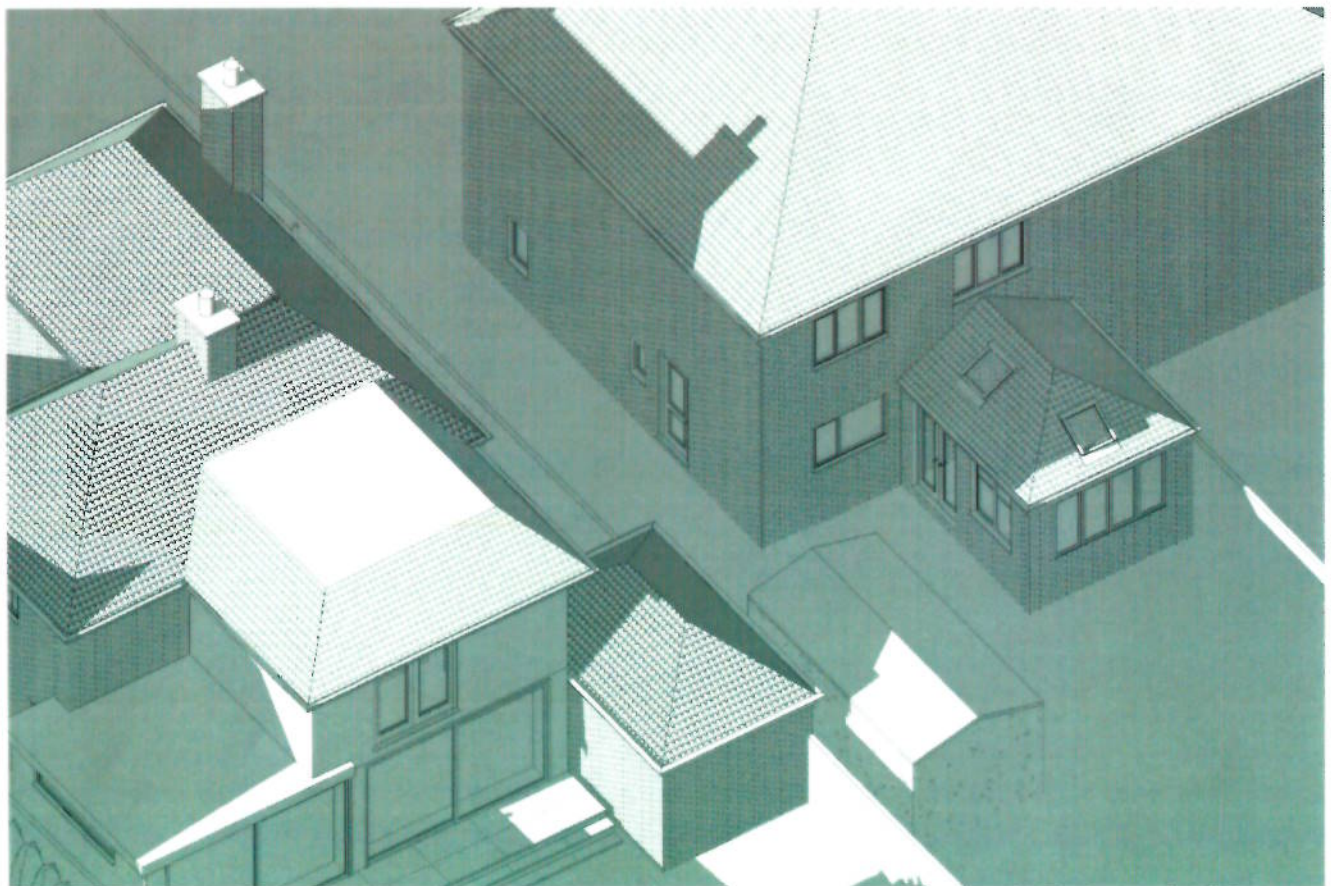
SUN STUDY SPRING/AUTUMN EQUINOX EXISTING – Sunlight visible to window, door and roof light of sun room



SUN STUDY SPRING/AUTUMN EQUINOX PROPOSED – Sunlight blocked and shadows cast to windows and door



SUN STUDY WINTER SOLSTICE EXISTING – Sunlight visible to roof light



SUN STUDY WINTER SOLSTICE PROPOSED – Sunlight blocked and shadows cast to roof light

4.13 The views from 107 Tadcaster Road is again overpowering and dominant in scale and appearance. The proposed long strip windows are totally out of character with the existing house and make the elevation appear like a war time pillbox or even a two storey Portaloos. It is questionable if the ground floor window is even necessary due to the oversized glazed doors to the rear elevation. Also due to the proximity of the boundary of 107, **how will it be possible to render the ground floor wall of the extension?**



Existing View from Red Gables rear garden looking towards 105 Tadcaster Road.



Proposed view from Red Gables rear garden looking towards 105 Tadcaster Road.

4.14 The loss of privacy & amended outlook to the rear garden of no 3 and 11 Hunters Way will be of greater impact than stated by the Planning Officer, with the size and appearance of the extension being so dominant. It should be noted that the finished floor level of 105 Tadcaster Road is c. 0.5m higher than that of the properties on Hunters Way, this accentuates the issue of overlooking from the proposed first floor. Whilst trees do help to block any views, these are deciduous trees and relying on planting is surely not correct as they will only have leaves for a proportion of the year, the design should mitigate any overlooking issues at source. Also the majority of the trees are in the garden of 105 Tadcaster Road, and as they have already removed one tree in preparation for digging of the footings, there is nothing to stop them from removing others at a later date.



Existing View from 3 Hunters Way rear garden looking towards 105 Tadcaster Road.



Proposed view from 3 Hunters Way rear garden looking towards 105 Tadcaster Road.

The submitted site plans do not show the sun room and decking area of no 11 Hunters Way. The proposed Juliet balcony and window will be detrimental to the privacy and enjoyment of the garden sun room and decking area of 11 Hunters Way. The distance between the extension and sun room is **22.7m** not **26m** as stated by the Planning Officer. Whilst this is still greater than the **21m** recommended by the SPD, the proposed size of the first floor window and the fact that the floor levels of the property are some c. 0.5m above those of Hunters Way will make the overlooking harmful to our enjoyment of the garden and sun room. For the last 25 years the only window overlooking the property and garden is an obscure glazed bathroom window. The proposed French window with Juliet balcony is totally out of character and goes against the SPD as quoted below:

3.4 Balconies and roof gardens can cause particular concern as overlooking of neighbouring gardens or adjacent windows is normally much more direct. Issues relating to noise can also be significant. Balconies and roof gardens will only normally be acceptable where they overlook public or communal areas, or areas of neighbouring gardens that are not typically used for sitting out or already have a low level of privacy. In some instances sensitively designed balcony screens can help to retain adequate levels of privacy, however, care should be taken to ensure that any screening does not detract from the appearance of the area or unduly harm neighbours light and outlook.



Existing view from 11 Hunters Way conservatory looking towards 105 Tadcaster Road.

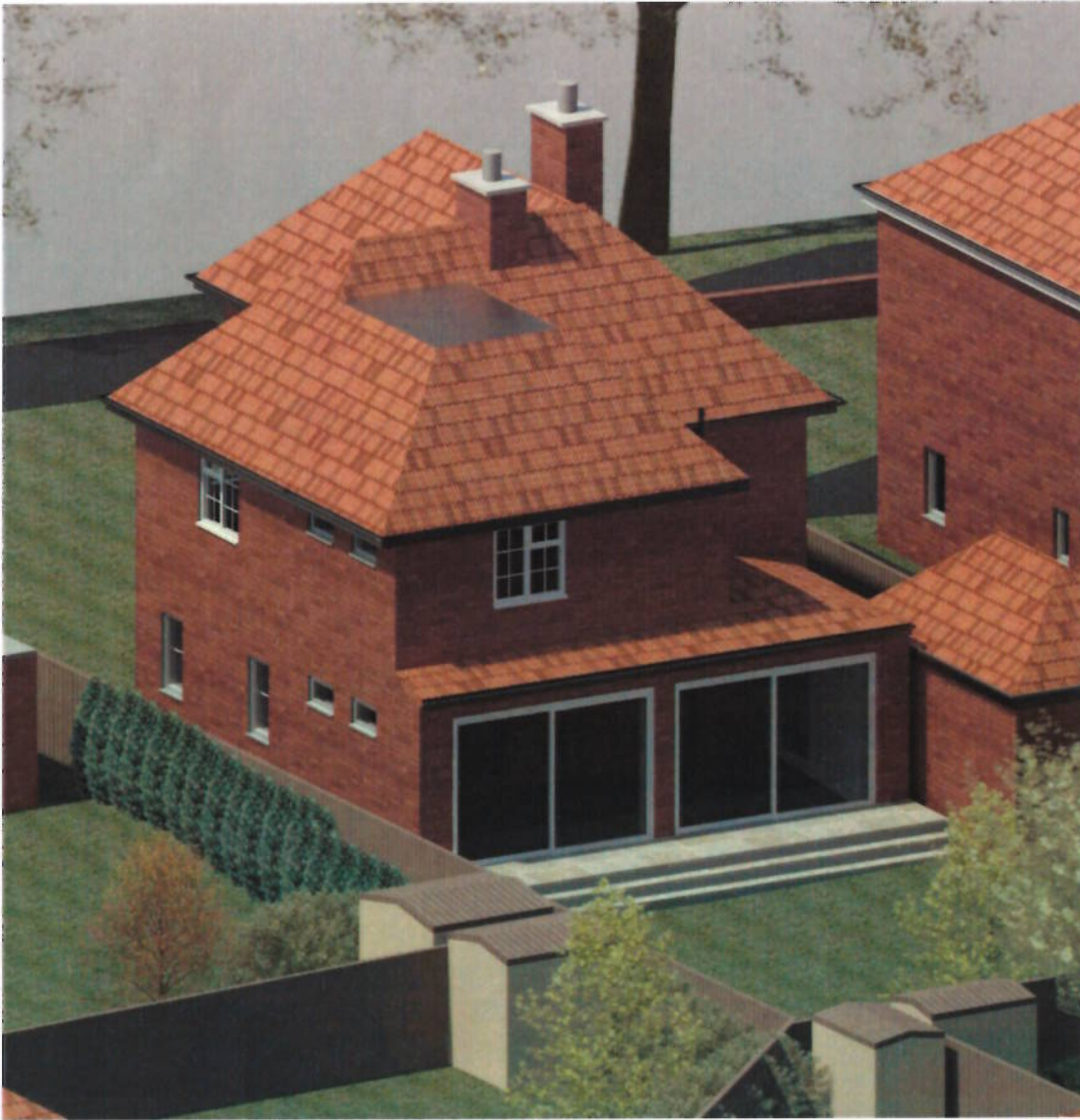


Proposed view from 11 Hunters Way conservatory looking towards 105 Tadcaster Road.

5.0 CONCLUSION

We consider this application to be too far away from the traditional form of construction prevalent in Hunters Way and Tadcaster Road. We urge the Council members to find in our favour and reject this application based on the major issues which have not been addressed, such as the overshadowing, loss of amenity's and privacy to peoples gardens, along with the detriment and possible precedent this rendered extension would cause to the local character of the neighbourhood.

We understand the desire to extend this property by the applicant and have put together a proposal which we feel would address our major concerns, as an example of how these issues could be overcome. See image on next page.



Proposed brick built single & two storey extension



As Existing



As per application submitted

APPENDIX 1

