

COMMITTEE REPORT

Date: 5 January 2017 **Ward:** Hull Road
Team: Householder and **Parish:** Hull Road Planning
 Small Scale Team Panel

Reference: 16/02468/FUL
Application at: 90 Hull Road York YO10 3LN
For: Single storey rear extension
By: Mr Chris Cullwick
Application Type: Full Application
Target Date: 12 January 2017
Recommendation: Approve

1.0 PROPOSAL

1.1 The application site is a modest-sized, end terrace, located on the corner of Siward Street. The proposal seeks permission to, in essence, re-configure the rear to create an open plan, kitchen/living area, a utility room and w/c. Existing rear structures and outbuildings/garage will be demolished or part-demolished. This will allow for the retention of a courtyard and a cycle store of approx 1.8m x 1.6m internal and a refuse storage area will be created.

1.2 The dwelling was a small House in Multiple Occupation within use class C4 prior to the Article 4 Directive being introduced.

1.3 The application is referred to the sub-committee for decision as the applicant is a City Councillor.

Relevant property History

1.4 08/01568/FUL Change of use of house to an 8 bed house in multiple occupation and erection of single storey rear extension - Refused 07.08.2008.

2.0 POLICY CONTEXT

2.1 Policies:

CYGP1 Design
CYH7 Residential extensions

3.0 CONSULTATIONS

Hull Road Planning Panel

3.1 No comments received.

Neighbour Notification and Publicity

3.2 No comments received.

4.0 APPRAISAL

4.1 Key issue(s):

- Visual impact on the street-scene
- Effect upon neighbouring property
- Impact on the amenity of existing occupants.

National Planning Policy Framework

4.2 The National Planning Policy Framework (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states 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 (paragraph 17).

Development Control Local Plan

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; although in draft form 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 Local Plan 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. Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and (e) proposals respect the spaces between dwellings; and (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

Supplementary Planning Document 'House Extensions and Alterations'

4.5 The Council have an agreed Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 which provides guidance on all types on domestic type 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 where required. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. Section 13 of this document says that in assessing rear extensions beyond 3 and 4 metres regard should be had to a number of factors including the impact on sunlight, the relationship to windows and the height of the structure.

Visual Impact on the Street Scene

4.6 The proposed extension will be partly visible from both directly opposite Siward Street and also at an angled view from further up this road. However, it is relatively modest in scale and will incorporate brick and tiles which will match those of the existing dwelling. It will not impact adversely on the visual amenity of the street which is a high density residential area. In this respect, it will not conflict with advice contained within the SPD.

Impact on Neighbouring Properties

4.7 As the house stands on a corner site, there is only one immediate neighbour at 92 Hull Road. The proposal will introduce an increase of additional massing to this neighbour due to the slightly higher boundary wall, facing onto this adjoining properties rear yard. This will be 3.1m high at its highest point, reducing down to 2.4m as the extension reducing in height to its eaves. The rear yards are south facing and will still receive a significant amount of sunlight throughout the majority of the day and the extension is only modest in size. The rear of No.92 already has a high wall running along the shared boundary with the application site due to the height of the existing outbuildings and there will be little additional impact on principal ground floor window at this neighbour. Therefore, the proposal is considered to be acceptable in amenity terms and will also not conflict with advice contained within the Council's SPD on House Extensions and Alterations.

Impact on Future Residents

4.8 The previously refused application ref. 08/01568/FUL, sought to create 8.no bedrooms and would have significantly reduced both internal and external amenity area. The current proposal does not include any significant net loss of communal amenity space, will result in a more spacious kitchen/living area. Although small, an appropriately sized external rear yard area will be retained together with the dedicated cycle and bin storage area.

5.0 CONCLUSION

5.1 The proposal is considered to be acceptable as it complies with the National Planning Policy Framework (2012), local plan policies CYC GP1, and H7 and also

advice contained within Supplementary Planning Document (SPD) 'House Extensions and Alterations.' December 2012.

6.0 RECOMMENDATION: Householder Approval.

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing No's 42- 01; 42-04C and 42-05 A.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1 Matching materials

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.

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