

## COMMITTEE REPORT

**Date:** 10 August 2017      **Ward:** Haxby and Wigginton  
**Team:** Householder and      **Parish:** Haxby Town Council  
Small Scale Team

**Reference:** 17/01403/FUL  
**Application at:** 31 Sandringham Close Haxby York YO32 3GL  
**For:** Single storey side and rear extensions, canopy to side, replacement bay window to front, installation of solar panels to side roofslope and replacement windows and doors in grey aluminium.  
**By:** Mr & Mrs Brown  
**Application Type:** Full Application  
**Target Date:** 18 August 2017  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 This application seeks planning permission for a single storey side and rear extensions, replacement bay window to front, installation of solar panels to side roof slope and replacement windows and doors in grey aluminium. The property is a detached bungalow within a row of 5 similar houses.

1.2 The application has been called-in to Sub-Committee by Cllr Richardson for the reasons outlined in paragraph 3/1 below.

### 2.0 POLICY CONTEXT

2.1 Policies:

CYGP1 Design  
CYH7 Residential extensions

### 3.0 CONSULTATIONS

EXTERNAL

Ward Councillor

3.1 Cllr Richardson raises the following issues;

- External alterations including windows and doors, and skylight to garage will be out of keeping with the streetscene
- Overdevelopment

Application Reference Number: 17/01403/FUL

Item No: 4i

Page 1 of 7

- Reduce the open vista to the rear
- Incorporating the land to rear as residential will break the 9m leeway for the foss drainage board
- Indicates an change of use/multiple occupancy at a later date
- Prevent access to bins or cycle store
- Risk of flooding
- Overlooking to the south side (no. 29)
- Encroachment onto the boundary with no. 33 Sandringham Close with foundations and overhanging. Failure to serve the correct notice.

### Haxby Town Council

3.2 No objection, but the Town Council would like to draw attention to the extension is being built up to both boundaries with neighbouring properties.

### Foss Internal Drainage Board

3.3 This application sits within the Foss Internal Drainage Board district and the Board does have assets adjacent to the site in the form of Westfield Beck; this watercourse is known to be subject to high flows during storm events. Any approved development should not adversely affect the surface water drainage of the area and amenity of adjacent properties. The net increase in the footprint of the development is relatively modest and will make minimal difference to the surface water drainage requirement for the site. The Board has no objection the principal of this application provided that the integrity of the Board maintenance strip can be maintained and provided the Local Authority is satisfied that suitable arrangements are to be made for the disposal of the surface water.

### Neighbour Notification and Publicity

3.4 One objection has been received from the occupier of No. 33 Sandringham Close raising the following issues;

- Encroachment onto the boundary with No. 33 Sandringham Close with foundations and overhanging. Failure to serve the correct notice.
- External alterations including windows and doors, and failure to install pitched roof will be out of keeping with the streetscene
- Prevent access to the rear for bins or cycle store
- Maintenance would require access onto neighbour's land
- Exterior cavity wall to garage will lead to change of use at later date
- Loss of 50% of the garden which raises question of access during times of flood

## **4.0 APPRAISAL**

## KEY ISSUES

- Effect upon neighbouring properties and street scene
- Flood Risk

## SITE AND PLANNING HISTORY

4.1 No. 31 Sandringham Close is a detached bungalow located in a predominately residential area. There is a driveway to side leading to an attached garage on the northern elevation adjacent to No. 33. There is an alleyway to the side providing access to the rear of the site on the southern side. There is an enclosed garden to rear, with access to land which extends up to the Westfield Beck, which runs behind the properties to the west.

4.2 This application seeks consent for additional living accommodation in the form of wrap around extension to side and rear incorporating a replacement attached garage and store and a kitchen/dining room. A canopy to side over the front entrance door is also proposed. There is adequate off-road parking within the garage and on the front driveway, which shall be retained. There is a store to the rear of the garage and space along the southern side to accommodate cycle parking and refuse storage.

## POLICY CONTEXT

4.3 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.

4.4 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.

4.5 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.6 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.

## ASSESSMENT

### IMPACT ON THE STREET SCENE

4.7 As the extension will be built up to both boundaries, it will be visible from Sandringham Close, however its visibility will be limited given its set back position from the front elevation of the property. The open character of the bungalows along this part of Sandringham Close would be maintained. In addition, beyond the rear elevation of the extension, the garden would maintain its open character. The design, scale and choice of materials means it will not impact adversely on the street scene.

4.8 An objector raises concern that the extension does not include a pitched roof; however, a flat roof is reflective of the majority of the properties along Sandringham Close and the existing situation. A pitched roof could result in amenity impacts to neighbouring properties and the retention of a flat roof for the garage is considered acceptable in this regard.

4.9 An objection has been received in respect to the appearance of a skylight serving the garage. The skylight would serve the kitchen/dining room extension and is located to the rear of the property, and would have little impact upon the streetscene.

4.10 Ten solar panels are proposed to the existing south facing pitched roof of the main property, which are considered acceptable in this location and would not harm public views.

### IMPACT ON NEIGHBOURING PROPERTIES

4.11 An objection has been received citing that the application would result in increased overlooking towards No. 29 to the south. There would be some internal re-arrangement of rooms within the property, with windows serving bedrooms on the southern boundary; however internal alterations, such as these can be undertaken with planning consent. The extension on the southern elevation does not provide any additional windows, however an additional window will be inserted into the existing southern elevation of the existing property. This could be carried out under permitted development. On the southern boundary is a 1.7m high close boarded fence and

given that the windows would not be any closer to No.29, the proposals would not increase the levels of overlooking in this direction.

4.12 All other additional windows to the proposed extension are contained within its rear elevation and would have an outlook over the rear garden. The privacy of the occupiers at No. 33 would be maintained.

4.13 Whilst being built up to the boundary with No.33, the extension will be 0.3m higher than the existing flat roof garage and as such, the extension is likely to have a minimal impact in respect to dominance and overshadowing.

4.14 In consequence, no significant issues arise in terms of overshadowing, over-dominance, or loss of privacy.

## ACCESS TO REAR

4.15 The plans indicate that access to the rear will be maintained thorough the property, including through the garage and store. Objections have been received in respect to the proposals preventing access to the rear for bin and cycle storage. The store is most likely the suitable place for the storage of bikes and can be accessed through the garage. In addition, a 1m gap would be retained between the side elevation of the dwelling and the shared boundary with No. 29. This could provide a suitable place to store refuse bins or alternatively there is space within the garage/store or driveway.

## FLOOD RISK

4.16 There are two areas to the rear garden; an 8.5m enclosed rear garden leading to a 9m open grassed area beyond associated with the Westfield Beck. The extension will be wholly retained within the immediate enclosed garden, whilst retaining a private amenity area with a depth of 4.5m. Given the position of the extension, it is not considered that the strip of land associated with the Beck will be impacted upon in this regards. The Foss Internal Drainage Board has not raised any objections however it does request a condition regarding the 9m strip of land, however, given that this area is not impacted upon by the proposed extension, this condition is not considered necessary in this regards and an informative shall advise the applicants of the restrictions on the development of this strip of land. The net increase in the footprint of the development is relatively modest and will make minimal difference to the surface water drainage requirement for the site.

4.17 The applicant has addressed the flood risk with an accompanying statement setting out that the floor levels of the extension will be the same as the existing finished floor levels of the host property.

## OTHER ISSUES

4.18 The plans show that the extensions will be built up to the boundary with both neighbouring properties. None of the extension including the guttering are shown to overhang the shared boundary. It is the applicant's responsibility to ensure that during the construction, the development does not encroach onto land outside their control without permission from the owners and the development is contained wholly within the application site.

4.19 The objectors suggest that the extension (with exterior cavity wall) to the garage would lead to a change of use at a later date. Building the extension with cavity wall insulation is a decision by the applicant and will ensure the extension is more sustainable and environmentally efficient. The plans indicate that the bungalow will be maintained as a three bedrooms; however any internal alterations to room use is beyond planning control. Any future sub-division may require planning permission; however this is not part of the current application.

## **5.0 CONCLUSION**

5.1 The proposal is considered to be acceptable in terms of its impact on the appearance of the streetscene, the living conditions of neighbours and flood risk. As such it complies with the National Planning Policy Framework (2012), local plan policies GP1 and H7 and advice contained within Supplementary Planning Document (SPD) 'House Extensions and Alterations.' December 2012.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

- 1 TIME2 Development start within three years
- 2 PLANS1 Approved plans - 1000-01A and 1000-02A

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### **1. INTERNAL DRAINAGE BOARD**

Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any watercourse. Ground levels must not be raised within this area. Access arrangements should be agreed with the Internal Drainage Board.

2. INF9 - Party Wall Act 1996

3. INF12 - Proactive statement 1

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