

COMMITTEE REPORT

Team: West Area
Date: 18 May 2006

Ward: Rural West York
Parish: Copmanthorpe Parish Council

Reference: 06/00671/FUL
Application at: 10 Wattlers Close Copmanthorpe York YO23 3XR
For: One and two storey pitched roof side extension
By: P And H Scurry
Application Type: Full Application
Target Date: 24 May 2006

1.0 PROPOSAL

1.1 The application is for a one and two storey pitched roof side extension.

1.2 This application came before the May committee, where it was delegated to officers to approve once amended plans were received showing a hipped roof detail. The applicants do want to proceed with the change and the application comes before committee for decision on the original submitted plans (received 29 March 2006).

1.3 The detached dwelling is set within a cul-de-sac, the houses are of a similar design together with bungalows. 10 Wattlers Close is elevated above the road while the dwellings at the other side of the street are set down from the road. The dwellings either side of 10 Wattlers Close each have two storey side extensions and the proposed extension is similar to that at 12 Wattlers Close, although the proposed is set back from the building line further. The site is adjacent to an alleyway. The existing garage would be demolished.

1.4 This application comes before committee at the request of Cllr. Hopton.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

Air safeguarding Air Field safeguarding 0175

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 25/04/2006
Site Notice - N/A
Press Advert - N/A
Internal/External Consultations - Expires 25/04/2006

8 WEEK TARGET DATE 24/05/2006

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

COPMANTHORPE PARISH COUNCIL - No objections, but appears to create a terraced development together with 8 and 12 Wattlers Close.

3 LETTER OF OBJECTION

- Will exacerbate street parking problems
- Street parking problems caused by previous e tension
- Create a terraced effect
- Would cause a loss of light to neighbouring property

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

None

4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001
Copmanthorpe Village Design Statement, 2003

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property
3. Impact on road safety

4.4 ASSESSMENT

PLANNING POLICY

Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and

that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

VISUAL IMPACT ON THE DWELLING AND THE AREA

10 Wattlers Close is slightly elevated above 12 Wattlers Close and the proposed extension would be higher than the neighbouring dwelling. The proposed extension would be the same height as the existing dwelling and built to the side boundary. However the proposed extension is set back by 1.9 metres from the building line and therefore reduces some of the impact the height of the proposal would have on the street.

Any terracing effect is reduced by the proposed extension being set back 1.9 metres. The other side extensions within the street are of differing designs that reduce any terracing effect. The alleyway between 10 and 12 Wattlers Close also reduces any terracing impact by retaining a gap between the buildings. The dwellings within the street have a uniform appearance and the existing and proposed side extensions do not impact negatively as they are set back from the building line. The closure of the gaps between the dwellings is not deemed harmful enough to the visual amenity of the dwelling and character of the street to warrant refusal. It can be argued that a precedent has been set with the side extensions to the neighbouring dwellings and many other examples in the surrounding streets.

IMPACT ON NEIGHBOURING PROPERTY

The proposed side extension would not cause any further loss of privacy to occupants of surrounding dwellings. Neither would the proposed side extension cause any loss of light to the surrounding dwellings. Any possible sense of enclosure caused by the loss of gaps between dwellings would on balance not be harmful enough to the amenities to the occupants of the neighbouring dwellings or impact on the private amenity space of the dwellings to the rear of 10 Wattlers Close to warrant refusal.

The proposed side extension allows two off road parking spaces one in the garage and one on the driveway and therefore fulfils the parking requirements of Highways Network Management.

5.0 CONCLUSION

5.1 The proposed one and two storey pitched roof side extension would comply with planning policy, and the amenity requirements of the area, and would not harm highway safety. Approval is recommended.

6.0 RECOMMENDATION: Approve

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

Plans received 29 March 2006;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

- 2 The development shall be begun not later than the expiration of the three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990.

- 3 The materials to be used externally shall match those of the existing buildings in colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses" and Copmanthorpe Village Design Statement, 2003.

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