

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Rural West York
Date: 27 February 2007 **Parish:** Nether Poppleton Parish Council

Reference: 07/00151/FUL
Application at: 66 Allerton Drive York YO26 6NP
For: Two storey pitched roof side extension following demolition of garage; new sunroom to rear and porch to front
By: Mrs S Jackson
Application Type: Full Application
Target Date: 21 March 2007

1.0 PROPOSAL

1.1 The application is for a sunroom to the rear, porch to the front, and two storey pitched roof side extension following demolition of the existing garage.

1.2 The dwelling is a large detached property set within a suburban street. The street despite the different designs of dwelling is uniform in character mainly because of the well-defined building line and the regular spacing of the dwellings.

1.3 The application comes before committee at the request of Cllr Q. Macdonald.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 14/02/2007
Site Notice - N/A

Press Advert - N/A
Internal/External Consultations - Expires 14/02/2007

8 WEEK TARGET DATE 21/03/2007

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - Would like amended plans showing a minimum drive length of 6 metres or 5.5 metres if a non-protruding garage door is fitted

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

NETHER POPPLETON PARISH COUNCIL - No objections

1 LETTER OF OBJECTION

- Neighbouring property has principal windows of dining room and sitting room facing the proposed extension would cause loss of light, overshadowing and enclosure.

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

06/01933/FUL - Two storey pitched roof side extension and single storey porch extension to front - Refused for the following reasons:

1. By virtue of the mass, scale and design the proposed side extension is not considered to be subservient or sympathetic to the original dwelling and therefore would be visually harmful to the dwelling and contrary Policies H7 and GP1 of the City of York Development Control Local Plan (2005), supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses"(2001) and Design Guidelines 10 and 14 of the Poppleton Village Design Statement (2003).

2. By virtue of the mass, scale and design the proposed extension is considered to be visually harmful because of its prominence within the street scene and the negative impact on the rhythm of the street scene and contrary Policies H7 and GP1 of the City of York Development Control Local Plan (2005), supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses"(2001) and Design Guidelines 10 and 12 of the Poppleton Village Design Statement (2003).

3. The proposed side extension by virtue of its mass and scale is considered to cause overshadowing and enclosure and would have an overbearing effect to 64 Allerton Drive which has two principal room windows facing the proposed side extension reducing the occupants existing residential amenity contrary Policies H7 and GP1 of the City of York Development Control Local Plan (2005), supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses"(2001) and Design Guideline 12 of the Poppleton Village Design Statement (2003).

4.2 ADDITIONAL PLANNING POLICY

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

4.3 KEY ISSUES

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

4.4 ASSESSMENT

PLANNING POLICY

4.4.1 Policy GP1 'Design' of the City of York Development Control Local Plan 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.

4.4.2 Policy H7 'Residential Extensions' of the City of York Development Control Local Plan 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.

4.4.3 The City of York Council supplementary planning guidance - Guide to extensions and alterations to private dwelling houses states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. The scale of the new extension should not dominate the original building. Where a street has a well-defined building line it should be retained, side extension should be set back at least 0.5 metres from the front of the building. Extending forward of the building line should be avoided. Roofs should reflect the pitch and style of the existing roof that will match the main property. Windows facing neighbouring properties may affect the privacy of neighbours and in most cases not recommended. Obscure glazing should be considered for windows that face neighbours property or garden. Dormers as a general rule should not extend across more than one third of the roof span and should not dominate the existing roof. A porch extension should be of a simple design and of a size which does not dominate the front elevation. Side extensions should be sympathetically designed to appear subservient to the main dwelling. The side extension should be set back at least 0.5 metres and set down in height from the original roof ridge. It is important that the

design of side extension takes account of the height of the new building in relation to the distance from neighbouring properties.

4.4.4 The supplementary design guidance - Poppleton Village Design Statement states that the scale, design, materials etc must all be considered and be sympathetic, the scale, size and massing of extensions should harmonise with neighbouring properties and spaces. Contemporary design should complement and be in sympathy with existing building character.

VISUAL IMPACT ON THE DWELLING AND THE AREA

4.4.5 The dwelling is a large detached house built in the 1970s set within a large plot. The site of the proposed side extension has an existing garage, between the garage and the dwelling is a covered walkway.

4.4.6 The proposed side extension would leave a gap of 1.25 metres between the extension and the side boundary with 64 Allerton Drive. The proposed side extension is set back 0.5 metres from the forward building line at first storey level but is set forward of the building line by 1.1 metres at ground floor level. The proposed side extension is 4.7 metres in width (a reduction of 0.4 metres from the previous application) compared with 7 metres in width of the original dwelling. The proposed extension is set down in height from the height of the original dwelling and set back from the building line in keeping with the CYC supplementary planning guidance. The external materials for the side extension on the front elevation at first floor level would be stone facing to match the original dwelling. The ground floor storey and side elevation would be white render, and the rear elevation would be brick.

4.4.7 By virtue of the proposed width and despite being set back at a first storey level the proposed side extension would appear large in the street scene its mass would create a large brick frontage which would not contribute positively to the character of the area and compared to the other houses in the street would look out of scale. The proposed side extension and the original dwelling by virtue of its size and mass would start to impact on the uniform character and the rhythm of the street. However the proposed side extension is in line with the CYC supplementary planning guidance and on balance the impact on the street scene is not considered harmful or significant enough to warrant refusal. There are other side extensions in the street but they are substantially smaller than what is being proposed.

IMPACT ON NEIGHBOURING PROPERTY

4.4.8 The proposed side extension is built in line with the rear building line of the original dwelling. 64 Allerton Drive has two principal windows facing the boundary with 66 Allerton Drive, between these windows and the proposed side extension is a distance of circa 6 - 7 metres. The proposed extension is 0.4 metres further away than the original refused application which in itself makes little difference however rather than the side extension built to two storeys to the rear building line like the previous application the rear roof slopes down to 3.75 metres in height at the rear building line forming a cat-slide roof with a modest dormer which goes some way towards mitigating the impact on the neighbouring property. The proposed roof together with the increased gap between the proposed extension and the boundary

go some way to lessening the overbearing impact of the extension on the occupants of the 64 Allerton Drive. It is not considered to cause any loss of light or overshadowing by virtue of its lower height and less bulk built close to the boundary than the previous application.

4.4.9 The proposed sunroom to the rear is not considered to cause undue visual harm to the building or the area. The proposed sunroom is built close to the side boundary with 68 Allerton Drive and the plans show windows in the side elevation facing 68 Allerton Drive this could lead to a potential loss of privacy and therefore obscure glazing in the two windows facing 68 Allerton Drive could be conditioned in any approval.

5.0 CONCLUSION

5.1 The proposed side extension and sunroom to the rear elevation are not considered to cause undue harm to the visual amenity of the dwelling or the streetscene. The proposed side extension whilst impacting on the occupants of 64 Allerton Drive is not considered to cause significant harm to their residential amenity. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

Project No. 0515 Drawing Number 101 Revision A, received 24 January 2007;

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 TIME2

- 3 VISQ1

- 4 Notwithstanding the submitted plans the two ground floor windows on the side elevation of the proposed sunroom facing no. 68 Allerton Drive shall be glazed with obscured glass and shall be maintained with obscured glass thereafter.

Reason: to protect the privacy of the neighbour.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that

order) no additional windows other than those shown on the approved plans shall be constructed.

Reason: As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

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".

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