

COMMITTEE REPORT

Committee: East Area
Date: 17 May 2007

Ward: Haxby And Wigginton
Parish: Haxby Town Council

Reference: 07/00308/FUL
Application at: 8 Walnut Close Haxby York YO32 3ZP
For: Two-storey front extension, single storey side extension, incorporating existing garage
By: Mr And Mrs Caddy
Application Type: Full Application
Target Date: 13 April 2007

1.0 PROPOSAL

1.1 The application property is a modern detached two-storey property within a cul-de-sac location.

1.2 It is proposed to erect a two-storey front extension and convert the nearby detached garage to living accommodation and create a narrow link to the house.

1.3 The application is being brought to Committee at the request of a local member.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Floodzone 2 Flood Zone 2 CONF

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objection subject to the driveway being surfaced.

3.2 External

Parish - object - feel the previous reasons for refusal still stand.

Neighbours

J Parkin Town Planning Consultant on behalf of neighbours - Object - The reduction in size does not overcome previous reasons for refusal, cycle parking shouldn't be in the rear garden, creation of two parking spaces would harm trees, poor fenestration, the proposal will dominate the streetscene and harm the rhythm of the built form of the street, overdevelopment, concern that car parking not practical, it could be used for commercial use, increased surface water run-off will put pressure on drains.

15 Walnut Close - Object - No appreciable difference to the schemes that were refused, discrepancies on plans, should condition that it is not used for commercial use, not clear if the parking area can be accessed because of trees and a lamp post.

4.0 APPRAISAL

4.1 Applications for a two-storey front extension were previously refused in 2006 (06/01072 and 06/02294). The proposals were refused as it was considered that the developments would appear incongruous and overdevelop the property. Concerns also existed in respect to the impact on the privacy and outlook of the occupier of 15 Walnut Close.

4.2 The scale of the scheme has been reduced since earlier applications. The first application proposed a two storey front extension 6 metres wide and 7 metres high. The second application was for an extension 4.8 metres wide and 6.5 metres high. The current application is for an extension 4.1 metres wide and 6.2m high. The level of projection of 3.2 m and the link to the garage has remained on each scheme.

4.3 It is considered that the key issues in assessing the proposal are:

Impact on living conditions of 15 Walnut Close.

4.4 This property was visited by the planning officer. It is considered that the amendments that have taken place will ensure that the proposal does not cause unacceptable harm to the living conditions of this property. In respect to privacy, there is already significant overlooking from the existing front windows of the house. Due to the projection it is considered that the view from the proposed extension will be too oblique towards the rear garden and home to cause significant additional harm. In respect to outlook and light it is the case that the extension is more oblique from main windows than the existing house and the lower structure will largely be viewed against the bulk of the house - it is not considered that the degree of harm caused is sufficient to merit refusal.

Impact on the streetscene

4.5 Local and national planning policy seeks to ensure that extensions are compatible with the existing property and the character of the surrounding area. It is considered that the style, scale and detailing of the extension relates well to the main house. It would be preferable if the garage were not linked to the house, however,

this is only at ground floor level and as such is not considered to have a significant impact on the spacing of properties.

4.6 In considering the proposal it is important to take account of the fact that the property is the only one in the immediate area with a gable that fronts the street. In this context the development will not appear any more out of place than the existing home. Even with the development the spacing around the property will still be greater than many other parts of the cul-de-sac. It is the case that one of the appealing characteristics of the area is the relatively intimate layout and attractive human scale of the streetscene. The scale of the extension is now not considered to be such that it amounts to overdevelopment.

Parking

4.7 A poor layout of the proposed parking arrangements has been submitted with the application. It is the case that 2 car parking spaces can be accommodated on the front garden, however, it should be conditioned that further plans are submitted prior to development to ensure that the front garden is sensitively landscaped to avoid the car parking being intrusive. Secure cycle parking can easily be accommodated in the rear garden.

Other significant issues raised by objectors

4.8 There is a discrepancy on a plan showing a wider first floor than shown on the elevations. It can be conditioned that the width of the first floor element shall relate to the elevation (4.1 metres).

4.9 It is not considered reasonable to include a condition that the property is not used for a commercial use. Some types of home working are appropriate in a residential location and any proposal for a commercial use can be judged on its merits should it arise.

4.10 Drainage Issues can be addressed via other legislation.

4.11 It is considered that there is adequate space for car parking without necessarily needing to move a lamppost. However, it will be conditioned that further details showing the parking arrangements for the garden are agreed prior to development commencing.

5.0 CONCLUSION

5.1 For the reasons given it is recommended that the application be approved.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2

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

AWC/2/05, AWC/2/07 received by the Local Planning Authority on 12 February 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.

- 3 The first floor element of the front extension shall not exceed 4.1 metres in width in accordance with drawing AWC/2/07 received by the Local Planning Authority on 12 February 2007.

Reason: For the avoidance of doubt

- 4 VISQ1

- 5 Notwithstanding the approved details, prior to commencement of development details of off-street parking provision for two cars within a suitably landscaped garden area shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details prior to the occupation of the extension.

Reason: To ensure that cars are accommodated in a way that does not detract from living conditions or the streetscene.

- 6 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the egress of water and loose material onto the public highway.

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 to the impact on the streetscene and neighbours' living conditions. As such the proposal complies with Policy GP1 and H7 of the City of York Local Plan Deposit Draft.

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