

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 17 May 2007

**Ward:** Heworth Without  
**Parish:** Heworth Without Parish  
Council

**Reference:** 07/00826/FUL  
**Application at:** 15 Galtres Road York YO31 1JP  
**For:** Single storey pitched roof rear extension  
**By:** Mr P Evely  
**Application Type:** Full Application  
**Target Date:** 5 June 2007

### 1.0 PROPOSAL

1.1 The application property is a two storey semi-detached house in a residential street off Stockton Lane.

1.2 It is proposed to erect a 5m long single storey rear extension.

1.3 The application is being brought to Committee as the applicant is employed by the City Council.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

3.1 At the time of writing this report no representations had been received. An update will be made at committee.

### 4.0 APPRAISAL

4.1 The proposal will not have a significant impact on the streetscene and there is adequate garden space remaining to meet the needs of the property.

4.2 The key issue when assessing the proposal is the impact on the neighbour's outlook, light and privacy and the enjoyment of their garden.

4.3 Number 17 is detached from the property. There is adequate separation to the proposed extension to avoid harm to light and outlook. An existing 1.8m fence will retain privacy.

4.4 Number 13 is attached to the application property. There is currently a hedgerow approximately 2.5m in height running along the rear-dividing boundary of the two properties. A section of this is to be removed to accommodate the extension.

4.5 The extension is borderline in acceptability. At 5 metres running along the boundary the impact on light and outlook needs careful consideration. It is the case, however, that the eaves height is relatively low at 2.6 metres. Also the nearest room on the ground floor elevation of the adjoining property is dual aspect and the property has a large ground floor area having recently constructed a 9.7m long extension set in from the boundary. It is considered in the context that providing objections are not received from the occupier of number 13 there are not sufficient grounds to argue that the proposal would cause unacceptable harm to the property's internal living conditions. Number 13 has a large garden and the overall impact on its enjoyment will be limited.

## **5.0 CONCLUSION**

5.1 The application consultation period expires on 9 May 2007. Subject to the content of any representations received prior to committee it is recommended that the application be approved.

**6.0 RECOMMENDATION:** Approve

1 TIME2

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

Drawing numbers PE-02 and PE 03 received by the Local Planning Authority on 10 April 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.

## **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 neighbours' outlook, light and privacy. As such the proposal complies with Policy H7 and GP1 of the City of York Local Plan Deposit Draft.

#### **Contact details:**

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