

COMMITTEE REPORT

Committee: East Area
Date: 17 May 2007

Ward: Osbaldwick
Parish: Osbaldwick Parish Council

Reference: 07/00627/FUL
Application at: 9 Baysdale Avenue Osbaldwick York YO10 3PA
For: Single storey extension and conservatory to rear
By: Victoria Japes
Application Type: Full Application
Target Date: 14 May 2007

1.0 PROPOSAL

1.1 The application property is a detached dormer bungalow located within a residential area of Osbaldwick.

1.2 It is proposed to replace two lightweight lean-to conservatories at the rear of the property with a brick built extension and a pitched roof conservatory.

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 Internal

None received

3.2 External

None received

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 additional impact on neighbours' living conditions.

4.3 It is considered that there is adequate separation from number 9 to avoid the proposed 2.7m extension causing significant harm. The proposed side elevation facing number 9 is blank.

4.4 The proposed conservatory is closest to 19 Highfield. The conservatory will be near the rear garden boundary of this property. The distance from the rear of the property to the proposed conservatory would be around 6 or 7 metres. In this context it is not considered that this is unacceptable. The proposed conservatory is only a height of 2.3 metres to its eaves and is set an average of around 1 metre from the boundary. It is also semi-circular with the side elevation only extending for 1.7 metres. Much of the structure will be screened behind an existing boundary fence.

5.0 CONCLUSION

5.1 For the reasons given 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 VJ/AP/01 received by the Local Planning Authority on 19 March 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' light, outlook 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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