

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 22 May 2007

**Ward:** Rural West York  
**Parish:** Upper Poppleton Parish  
Council

**Reference:** 07/00782/FUL  
**Application at:** 3 Cherry Grove Upper Poppleton York YO26 6HG  
**For:** Conservatory to rear  
**By:** Keith McKay  
**Application Type:** Full Application  
**Target Date:** 5 June 2007

### 1.0 PROPOSAL

This application seeks permission for the erection of a pitched roof conservatory to the rear, measuring 3.3 metres in length and width, with a height of 3.4 metres to the ridge and 2.6 metres to the eaves.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYH7  
Residential extensions

CYGP1  
Design

### 3.0 CONSULTATIONS

3.2 Upper Poppleton Parish Council - No comment received up to date of writing (03.05.07)

3.3 Response to neighbour notification - two letters received from neighbouring properties which abut the site, and one comment from local Councillor, raising strong concern and objection that the addition of this conservatory will add further to the existing problem of flooding within their gardens and that the existing soakaways at 3 Cherry Grove impact disproportionately and unfairly on neighbouring properties.

### 4.0 APPRAISAL

4.1 Key Issues

1. Visual impact on the dwelling and surrounding area;
2. Impact on neighbouring properties

4.2 DRAFT LOCAL PLAN POLICY CYH7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.3 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

4.5 Poppleton Village Design Statement states that proper assessment of the character of the surrounding environment should be taken into account when development is proposed.

#### 4.6 Assessment.

This is a modern semi-detached dwellinghouse, sited within a residential area. The property has previously been extended by the addition of two storey and single storey side extension. A pergola structure is currently in place, where the conservatory is proposed. Good sized gardens abut the site to the front and rear providing sufficient amenity space.

The scale and design of the proposal, with pitched roof, is in keeping with the original dwelling and it is not considered it would cause harm to the appearance of the dwelling or the surrounding area.

Due to the proposed siting of the conservatory, well off all rear boundaries, along with the existing rear boundary treatment of fencing and shrubs, it is not considered any loss of amenity to neighbouring residents will be caused due to overshadowing, loss or privacy or dominant structures.

Neighbouring properties have indicated great concern over current problems experienced relating to flooding with their gardens. The applicant has indicated that surface water runoff from the conservatory will be drained to a soak away. The

objector's gardens are at a higher level than the conservatory site and it is therefore considered that the conservatory will not add to any existing drainage problems that the neighbours currently experience.

## **5.0 CONCLUSION**

It is considered that the proposal will not seriously harm the living conditions of nearby neighbours or the appearance of the dwelling in the street.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

- 1 TIME2
- 2 PLANS1
- 3 VISQ1

## **7.0 INFORMATIVES:**

### **Contact details:**

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