

COMMITTEE REPORT

Date: 14 June 2012
Team: Householder and Small Scale Team
Ward: Acomb
Parish: Acomb Planning Panel

Reference: 12/01836/FUL
Application at: 9 Cranbrook Road York YO26 5JB
For: Two storey side, single storey rear extensions and porch to front
By: Mr Rob Graham
Application Type: Full Application
Target Date: 29 June 2012
Recommendation: Delegated Authority to Approve

1.0 PROPOSAL

1.1 The application seeks permission for the erection of a two storey side extension and single storey rear extension. The application property is a two-storey semi-detached house.

1.2 The application is being brought to committee as the applicant is a council employee.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1 Design

CYH7 Residential extensions

3.0 CONSULTATIONS

3.1 External

Acomb Planning Panel - No comments at time of writing (Expire 13th June)

Neighbours - No comments at time of writing (Expire 14th June)

4.0 APPRAISAL

4.1 Key Issues

- Design
- Impact upon neighbours amenity
- Impact upon streetscene

4.2.1 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the NPPF.

4.2.2 The relevant City of York Council Local Plan Policies are H7 and GP1. Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft 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 the area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.2.3 Policy GP1 'Design' of the City of York Local Plan Deposit Draft 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.

4.2.4 Advice contained within the National Planning Policy Framework, March 2012 states that 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

DESIGN

4.3 The application site is a traditional semi-detached dwelling situated along Cranbrook Road. The scheme seeks permission for a two storey side extension.

This would project forward of the front elevation at ground floor and a canopy and porch created. It would be set back at first floor by approximately 600mm and a drop down in the ridge height is proposed. It would be constructed with a hipped roof to match the existing and would run flush with the rear elevation. A single storey rear extension is also proposed which would project out by 3m and extend along the whole width of the dwelling and across the rear of the two storey extension. It would be constructed with a mono pitched roof.

4.4 The extension appears acceptable in terms of its design. The two storey element has been inset slightly from the site boundary to prevent any overhang onto the neighbours land. Whilst design guide states that it would be preferable to have a wider gap to the boundary it would not be practical in this instance as it would result in an unusable internal space and a garage of smaller dimension than is required. The single storey extension sits comfortably and does not detract from the character of the host building.

IMPACT UPON NEIGHBOURING AMENITY

4.5 The neighbouring property at number 7 Cranbrook Road has an existing two storey flat roof side extension. This is setback slightly from the front elevation but does not project the whole depth of the dwelling at first floor, terminating approximately 3m from the rear elevation. The extension projects at ground floor level for a considerable distance along the site boundary and is constructed with a flat roof. The room at first floor is dual aspect with large windows to the front and rear elevations. As such the proposed extension would project past the rear of this first floor extension by approximately 3m presenting a blank wall to its rear window. There would be no impact upon the ground floor.

4.6 Whilst it is appreciated that the proposed extension would result in a tunnelling effect upon the neighbour's first floor extension it is considered that the impact would not be so detrimental as to warrant a refusal. The room is dual aspect and as such open views would be retained to the front of the extension. There would be no direct loss of light as the application site lies to the north of the neighbour and as such the neighbouring extension lies in the shadow of its host dwelling. There would be little impact upon the adjoining neighbour as a result of the single storey extension. A 1.8m fence is present to the shared boundary and the additional impact created by the extension would be minimal.

IMPACT UPON THE STREETSCENE

4.7 The proposed extension would not have a detrimental impact upon the streetscene. The set back and drop down in ridge height create a subservient extension which relates well to the character of the area. Whilst there are few two storey extensions which abut neighbouring two storey extensions the space around these dwellings has been retained by the existence of the flat roof element.

5.0 CONCLUSION

5.1 It is considered that the proposed extension is acceptable. The design accords with policy and there would not be any detrimental impact upon neighbours amenity or the character of the area. Officers seek delegated authority to approve following the end of the consultation period (15 June 2012) .

6.0 RECOMMENDATION: Delegated Authority to Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing numbers RGCR/01, RGCR/02, RGCR/03, RGCR/04, RGCR/05 and RGCR/06 received 3rd May 2012

Email from Malcolm Scott received 30th May 2012

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1 Matching materials -

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 effect on residential amenity and the impact on the streetscene. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

Contact details:

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