

COMMITTEE REPORT

Date: 6 February 2014 **Ward:** Strensall
Team: Householder and **Parish:** Earswick Parish Council
Small Scale Team

Reference: 13/03862/FUL
Application at: 10 Shilton Garth Close Earswick York YO32 9SQ
For: Single storey rear extension
By: Mr and Mrs Wiseman
Application Type: Full Application
Target Date: 21 February 2014
Recommendation: Delegated Authority to Approve

1.0 PROPOSAL

1.1 No. 10 Shilton Garth is a large detached property, located within a cul-de-sac of similar size dwellings, though of differing designs. The property has a large rear garden. The proposal seeks planning permission for additional accommodation in the form of a garden room and snug room at ground floor. This will replace an existing flat-roof garden room.

1.2 The application is reported to Sub-Committee as the applicant is a City Councillor.

1.3 Relevant property history :

- Ref. 3/35/45A - Planning Permission was granted for a dining room and conservatory - 20.05.1982
- Ref. 97/00828/FUL - Planning Permission was granted for single storey pitched-roof side and front extensions - 18.06.1997

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1 Design
CYH7 Residential extensions

3.0 CONSULTATIONS

Earswick Parish Council

3.1 No response to date

Neighbour Notification

3.2 One letter of objection received

- The size of this extension will substantially alter the rear view of all the adjacent houses adversely.
- In combination with the crude garden hut, this perspective will look cluttered.
- This will have a detrimental impact on adjacent property value. (Officer note: impact on property values is not a material planning consideration)

4.0 APPRAISAL

4.1 Key issue(s): Effect upon neighbouring property and the street scene

Policy Context

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. A principle set out in paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 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 content of the NPPF.

4.4 Local Plan Policy H7 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.

4.5 Local Plan Policy GP1 states inter alia that development proposals will be expected to respect or enhance the local environment, 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; ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures

4.6 Supplementary Planning Document (SPD) 'House Extensions and Alterations.' December 2012 states, in relation to rear extensions impacting upon neighbours to pay regard to 'the impact on sunlight, the relationship to windows and the height of the structure.'

Impact on the Street Scene

4.7 The proposed garden room will not be visible from Shilton Garth. In any event, it is considered to be well designed, harmonious in scale with the existing rear elevation, and will incorporate materials which match those of the existing dwelling. It is not considered that it will adversely impact on the visual amenity of the immediate surrounding area.

Impact on Neighbouring Properties

4.8 The proposed extension will project approx 5.3m to the rear (though the snug will project approx 4.5m) and will be approx 10.0m wide. It will be approx 2.5m height to eaves and approx 4.9m height to ridge (the flat roof snug will be approx 3.3m high) In terms of the neighbouring property of No.12 Shilton Garth, the proposed extension will be set back approx 7.5m from the shared rear/side boundary. There are no windows indicated on the facing elevation of the garden room. The extension will also be significantly screened by an existing detached, brick garage on the application garden and additionally by an approx 2.0m high boundary wall. In terms of the adjacent property of No.8 Shilton Garth, the proposed extension will be set approx 500mm off the shared rear/side boundary. The facing blank elevation of the snug room will project approx 4.8m and will be approx 3.3m high. There will be a further approx 3.1m set back to the modest projecting side elevation of the garden room. It should be noted that the existing flat-roof garden room projects approx 4.1m and is approx 3.0m high. This neighbouring property's rear elevation is set back approx 4.0m from its rear/side boundary, so there will be no significant impact on its nearest principal rear window. In each case no serious issues arise in terms of overshadowing, over-dominance, or loss of privacy.

Other Planning Issues

4.9 The proposal has no implications in terms of off-road parking, cycle storage, or refuse storage. There will still be sufficient amenity space in the rear garden following development.

5.0 CONCLUSION

5.1 The proposed extension has been well designed and is relatively modest in scale, in relation to the host property. It is not considered that it conflicts with the policies and design guidance detailed above. The proposal is considered to be

acceptable. Delegated Authority to approve is sought as the weekly list consultation period does not expire until 10 February.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Delegated Authority to Approve at the end of the consultation period

1 TIME2 Development start within three years -

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

Drawings 0290A -CD02A - Received 23rd December 2013.

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. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

Contact details:

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