

## COMMITTEE REPORT

**Date:** 6 February 2014      **Ward:** Haxby And Wigginton  
**Team:** Householder and      **Parish:** Haxby Town Council  
Small Scale Team

**Reference:** 13/03768/FUL  
**Application at:** 4 Hilbra Avenue Haxby York YO32 3HD  
**For:** Single storey side extensions incorporating front dormer window, side roof extension and dormer window to rear (resubmission)  
**By:** Mr and Mrs Greenaway  
**Application Type:** Full Application  
**Target Date:** 5 February 2014  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

1.1 The application relates to developing the existing roof space by extending the existing pitched roof to create a gable roof. The rear roof slope would incorporate two pitched roof rear dormer windows. In addition the proposal seeks permission for the erection of two side extensions situated in tandem to one another set back from the principal elevation comprising of a total height of approx 5.0 metres. This section of development would provide cycle storage with home office and utility area at the rear. The application site is a semi-detached property. The rear of the property hosts a larger than average rear garden with an existing rear extension and detached garage on the shared boundary (to be removed if the development proceeds).

1.2 The application is subject to a slight revision to the width of the side extensions after concerns were raised by 2 Hilbra Avenue on issues regarding the submitted site and location plan not showing the boundary line between the two houses in the correct position.

1.3 This is a resubmission of a previous application (reference 13/03420/FUL) which sought permission for an identical scheme that included a long rear extension. The application was withdrawn on 22nd November 2013 because of the length of the rear extension adjacent to 6 Hilbra Avenue.

1.4 The application has been called to the Planning Sub - Committee by Councillor Ian Cuthbertson because of the strong concerns expressed by residents and by Haxby Town Council.

## **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**

### 3.1 Haxby Town Council

Objections on the following grounds:

- Over development of the site due to the scale and massing of the proposed extension.
- The extension would cause a detrimental effect on the street scene.
- The close proximity to the adjacent property would result in a terracing effect.

### 3.2 Neighbour Notification and Publicity

One objection received on the following grounds:

- Inaccurate Drawings
- Extension creating a terracing effect
- Loss of Light/ over shadowing
- Loss of Privacy

## **4.0 APPRAISAL**

### 4.1 KEY ISSUES:

- Impact on amenity of neighbours.
- Impact on street scene.

## **THE RELEVANT POLICES AND GUIDANCE**

4.2 Planning Policy Frame Work (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states 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 (paragraph 17). It 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 (paragraph 56). It states that permission should be refused for development

of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).

4.3 Draft Local Plan Policy CYH7 - states that residential extensions will be permitted where (a) the design and materials are sympathetic to the main dwelling and the locality (b) the design and scale are appropriate to the main building (d) there is no adverse effect upon the amenities of neighbours and (e) proposals respect the spaces between dwellings.

4.4 Draft Local Plan Policy CYGP1 - sets out a series of criteria that the design of development proposals are expected to meet. These include requirements to (a) respect or enhance the local environment, (b) 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; (c) 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; (e) 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 (i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.5 SUPPLEMENTARY PLANNING GUIDIANCE 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling and should also appear subservient. The appearance of the side extension will be improved if it is set back from the main building. The scale of the new extension should not dominate the original building and should have pitched roofs and the materials should match those of the main property. Regarding dormers the general rule is that they should not extend across more than one third of the roof span and should not dominate the existing roof. Nor should dormer extensions be higher than the ridge of the roof of the original dwelling. An inappropriately designed extension can spoil the appearance of the area.

## ROOF EXTENSION

4.6 The proposed roof extension would extend the pitched roof to create a gable roof for the purpose of providing a stair case up to the loft area for the accommodation of an additional bedroom with en-suite facilities. In order to provide additional light in to the converted roof space there would be two velux windows on the front elevation. In terms of visual appearance, there are several developments of a similar nature on Hilbra Avenue, which comprise of the roof extensions and two storey side extensions. On this basis, whilst the size and scale of the proposed gable would change the appearance of the host dwelling. It is not considered that

the extension would dominate the street scene or significantly alter the character of the surrounding area.

4.7 The proposed pitched roof rear dormer windows would be centred on the roof slope and would not encroach on the shared neighbouring roof space. The position on the rear roof slope would not be visually prominent from the street and would have little or no impact on the character or appearance of the area. It is also the case that in isolation to the side extensions the roof extensions with the installation of a non-opening and obscurely glazed side window would constitute permitted development and therefore would not require planning permission.

## SIDE EXTENSIONS

4.8 The development on the side elevation would create two side extensions for the purpose of a cycle / store area with first floor to create a home office to the front of the property and a utility room to the rear. The extension to the front of the property would introduce a set back from the principal elevation, that when measured from the bay windows would be approximately 2.0 metres from the front boundary approximately 5.0 metres in height and spanning approx 2.5 metres on the side on the property. In design terms the extension would incorporate a small pitched roof dormer style window at first floor which is symmetrical to the small hipped roof projection above the bay windows on the first floor of the dwelling. Therefore the extension would incorporate an appropriate degree of subservience and by virtue of the reduced height and location would not create a terracing effect that would detract from the appearance of the dwelling or street scene. The extension on the rear elevation would be approx 4.5 metres in height and would be screened from view by the height of the front extension.

## NEIGHBOUR AMENITY/ THIRD PARTY OBJECTIONS

4.9 LOSS OF LIGHT: The side roof extension would be to the west of the hipped roof at no.2 and appear close to the shared boundary. However, it would not extend beyond the neighbours roof slope and any additional shadowing of to the neighbouring patio or closest windows would not be harmful to their living conditions. In terms of the side extensions the development would be largely screened by this neighbours rear extension and additional boundary treatment. Thus it is not considered the proposed length would have a detrimental impact on this property. In addition the proposed height would not overshadow the neighbouring property nor appear overbearing, due to the long rear garden and acceptable separation distances when viewed from the rear elevation.

4.10 LOSS OF PRIVACY: The two dormer windows on the rear elevation would contain the same pattern of windows as at first floor height in the rear elevation. As such, it is not considered that the proposal would introduce any new overlooking or would significantly increase the amount of overlooking that already exists.

Furthermore, the side roof extension would serve a stairwell (i.e. not a habitable room).

## INCORRECT PLANS

4.11 The neighbour at (no2) has raised concerns relating that the submitted site and location plans which do not accurately identify the boundary of the application site. In order to rectify this situation the agent has supplied revised plans after investigating the boundary between number 2 and 4 Hilbra Avenue, this has resulted in a slight reduction in width of the cycle store and home office. This neighbour has been informed of the revised plans by email and any further comments can be updated at the Committee meeting.

## 5.0 CONCLUSION

5.1 It is considered that the proposed would not unduly harm the living conditions of nearby neighbours with particular reference to 2 Hilbra Avenue or appear incongruous and over developed when viewed within the street scene. As such would comply with council's Draft Local Plan Policy relating to design (CYGP1) and residential extensions (CYH7).

## COMMITTEE TO VISIT

### 6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Revised plans (reference numbers 0297A\_CDO5B \_0297A\_CDO6A)
- 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) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority had discussions with the applicant regarding issues relating to the accuracy of the submitted plans which resulted in the submission of revised plans for the side extensions being reduced slightly in width from the shared boundary.

2. INF9 - Party Wall Act 1996

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