

2.2 Policies:

CYH7 Residential extensions
CYGP1 Design

3.0 CONSULTATIONS

BISHOPTHORPE PARISH COUNCIL

3.1 No reply received up to date of writing.

RESPONSE TO NEIGHBOUR NOTIFICATION LETTERS WHICH EXPIRED ON
13/01/2014

3.2 No responses received up to date of writing.

4.0 APPRAISAL

4.1 Key Issues:

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring amenity

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 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations and was approved on 4 December 2012. The SPD offers overarching general advice relating to such issues as privacy and general amenity as well as advice which is specific to the design and size of particular types of extensions or alterations.

ASSESSMENT

TWO-STOREY SIDE ELEMENT

4.7 Amended plans were sought and received in order to set back the two-storey side element from the original front elevation; and to set down the proposed ridge height, in order that the extension would appear subservient to the original dwelling; this was considered important here to avoid a terracing effect when viewed in conjunction with the adjacent dwelling at No. 7 Maple Avenue and also to ensure that the original pattern of the street could still be read. A matching brick and tile construction is proposed. The setting back of the side element will also allow for sufficient space within the driveway for one car parking space. The proposed garage area, whilst not large enough for a car parking space, will provide sufficient cycle parking/bin storage areas. Ample amenity space will remain within the good-sized rear garden. This element is considered to be acceptable and will not harm the character or appearance of the dwelling nor the surrounding area and is in accordance with national guidance and local policy.

This element will sit adjacent to the existing two-storey side extension at No. 7 Maple Avenue, thus no loss of amenity will occur to these neighbouring residents.

SINGLE STOREY REAR ELEMENT.

4.8 The single storey element will infill the area between the rear of the proposed two-storey side element and will incorporate the existing garage and will not project beyond the existing rear elevation of this garage. A pitched roof will also be added to the garage, along with three rooflights. This element will not be highly visible to public view and will be sited within a good sized-rear garden. It will be sited along the common boundary with No. 7 Maple Avenue, which already has a single storey rear extension in place, along this common boundary, thus no additional loss of amenity will occur.

4.9 The major neighbouring impact would be upon those residents at No. 11 Maple Avenue. Though some windows at the host already overlook this neighbouring garden area, the ground floor windows serve a kitchen area and the first floor windows serve bedroom/bathroom, but the addition of large full-length windows, to

serve a principal habitable room, facing directly onto this garden area did raise Officer concern. However a 1.8 metre high fence is now proposed, to the length of the proposed single storey rear element, so as to avoid loss of privacy to this neighbouring garden area. Taking all of the above into account this element is now considered acceptable.

FRONT PORCH

4.10 The proposed porch is of modest scale and appropriate design, incorporating pitched roof and matching external materials, and will not appear overly prominent within the street scene. No harm to neighbouring amenity will occur.

FLOOD RISK

4.11 The agent has confirmed that flood risk has been considered and that floor levels will be set no lower than existing and that socket heights will be at least 400mm above floor level and 1200mm above floor level in the kitchen area.

5.0 CONCLUSION

5.1 It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling within the surrounding area. It is in compliance with the NPPF, policy H7 of the local plan and the SPD on house extensions and alterations. Approval is recommended.

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years -

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

Revised plans CD01/02 Rev A recd on 18/12/2013; CD01/03A recd on 17/12/2013 and CD01_01B received on 21/01/2014

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 -

4 The proposed boundary fence along the common boundary with No. 11 Maple Avenue, shown on the approved plans, shall be constructed before the development is occupied and boundary treatment of this height at 1.8m shall thereafter be retained.

Reason: In the interests of protecting privacy to neighbouring residents at 11 Maple Avenue.

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 took the following steps in order to achieve a positive outcome:

Amended plans were sought and received to set back the extension, to achieve an acceptable appearance within the surrounding area and to achieve acceptable car parking facility; and to avoid undue loss of privacy to neighbouring residents

2. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

Contact details:

Author: Carolyn Howarth Development Management Assistant (Tue-Fri)

Tel No: 01904 552405