

overdevelopment of the site. Despite the labelling of the additional rooms it is obvious that this is intended for multi occupancy with the potential for at least seven bedrooms which would make it an intolerable burden for neighbouring properties. The available parking is clearly inadequate for a multi occupancy dwelling. The loss of a considerable part of the garden results in a serious loss of amenity space. The intrusion into the adjacent property would make it virtually impossible to access and the loss of space between the two properties would cause deterioration of visual amenity and would result in a terracing effect.

Neighbour Consultation - No correspondence received.

4.0 APPRAISAL

4.1 Key Issues:

- Visual Impact on the Street Scene
- Living Conditions of Neighbours

4.2 Local Plan Policy GP1 states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings. The design of any extensions should ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Local Plan Policy H7 states that the design and materials should be sympathetic to the main dwelling and the locality of development. The design and scale should be appropriate in relation to the main building and there should be no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy.

4.4 Supplementary Planning Guidance '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 house. The scale of a new extension should not dominate an original building.

4.5 Millfield Lane is off Tang Hall Lane. The application site is a detached house which sits centrally within the plot. This section of Millfield Lane is characterised by semi-detached and terraced housing and therefore the application site is atypical for this Lane. This application seeks planning permission for a two storey and single storey side extension on the East elevation and a single storey side extension on the West elevation of the house. The original plans submitted with this application have been amended. The proposed rear extension was removed from the plans and a new single storey extension was added to the side of the proposed two storey side extension. The reasoning for this was to maintain the rear garden and instead lose a triangular section of garden to the side of the property which due to its shape and size would not be highly usable.

4.6 Visual Impact on the Street Scene - The proposed extensions to 106 Millfield Lane are significant in size. The proposed two storey side extension is a little over 3 metres in width with a further 2 metres added in the form of a single storey lean-to single storey extension. The proposed single storey side extension on the West

elevation of the house is 2.5 metres wide and encroaches on land which is currently within the ownership of 104 Millfield Lane. Taking each element of the proposed extension on its own merits it is considered that they do not harm the visual appearance of the dwelling or the character of the area. The two storey side extension is set back at first storey level and the introduction of a front porch canopy adds a design feature which breaks up the visual bulk of the enlarged house frontage. The proposed extensions have roof shapes which match those of the main house and window detailing is of the style used on the main property. Whilst the combination of the extensions is large in scale, on balance, it is considered that given the individual nature of the dwelling within Millfield Lane and the sympathetic design of the extensions to the main house that there would not be significant harm to the appearance of the dwelling or the character of the area.

4.7 Living Conditions of Neighbours - As discussed above the single storey rear extension proposed for the West elevation of the property encroaches on land currently owned by 104 Millfield Lane. Certificate B has been signed by the applicants to confirm that the owners of 104 Millfield Lane have been notified about this. Although land ownership is not a planning issue it is worth noting that no objection letter has been received from 104 Millfield Lane. It is considered that the proposed side extension on the West elevation of the house would not significantly harm the living conditions of residents of number 104. The extension is only single storey with a roof which hips away from the property. There would be no overlooking windows and a gap would remain between the extension and the house at 104. The proposed extensions on the East elevation are close to the property curtilage boundary, however 108 is more than 5 metres off the shared curtilage boundary and has no windows in its side elevation and a hipped roof garage to the rear. It is considered that the extensions would not appear overbearing or significantly reduce the amount of natural light entering number 108. The proposed two storey and single storey side extension has no windows in its side elevation so overlooking of 108 Millfield Lane would not be a significant issue. The extensions would result in a reduction in outdoor amenity space at the property but it is considered that the rear garden is of sufficient size to serve the basic outdoor needs of this property.

4.8 In addressing Hull Road Planning Panel's comments regarding the potential for this house to change into a House of Multiple Occupancy (HMO) it must be stated that this application is for extensions which would change this dwelling from a three to a four bedroom house. This application should be judged on what is submitted, if further bedrooms are added in the future then a separate planning application would be required if the property is to become a HMO. The issues surrounding a HMO should be assessed as part of that application if the scenario ever occurs.

5.0 CONCLUSION

On balance it is considered that the proposed extensions do not significantly harm the character of the area or the living conditions of neighbours.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Revised plans drawing numbers 2006-26-01A, 2006-26-04A, and 2006-26-05A received by The CoYC on 11/01/07

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no openings shall be inserted at any time into the side elevations of the extensions without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of occupants of the adjacent residential properties.

- 5 The garage shown on the approved plans shall be used as such and not converted into habitable living accommodation without the prior written consent of the Local Planning Authority.

Reason: To ensure that cycle storage facilities are available

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 impact on the amenity of neighbours and the street scene. As such the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan.

Contact details:

Author: Michael Jones Development Control Officer
Tel No: 01904 551325