

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 15 March 2007  
**Ward:** Strensall  
**Parish:** Strensall And Towthorpe Parish Council

**Reference:** 07/00234/FUL  
**Application at:** 453 Strensall Road York YO32 5TA  
**For:** Two storey pitched roof rear extension and single storey extension to side  
**By:** Mr And Mrs A Binner  
**Application Type:** Full Application  
**Target Date:** 30 March 2007

### 1.0 PROPOSAL

1.1 This application seeks planning consent to erect a two storey extension and a single storey extension to the rear and to the side of a detached property. The revised plans received 26 February 2007 show the ridge height of the proposed two storey extension has been reduced by 0.7m from what was originally proposed. In addition, the rear projection of the proposed two storey extension has been reduced to 3.0m (from the original 4.0m projection), and the side projection of the proposed single storey extension has been reduced to 4.5m (from the original 5.0m projection).

1.2 It is proposed to be constructed of brick with a tiled roof above. Similar materials have been used in the construction of the original dwelling.

1.3 The proposal would be well screened by an approximately 2.0m high boundary hedge and would be a distance away from the nearby properties. The application site is situated in the greenbelt of York.

1.4 This application is to be determined by members at the Committee as the applicant is an employee of York Council.

### 1.5 RELEVANT PLANNING HISTORY

1.6 There is no relevant planning history.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGB4

Extension to existing dwellings in GB

CYGB1  
Development within the Green Belt

CYH7  
Residential extensions

CYGP1  
Design

### **3.0 CONSULTATIONS**

3.1 Neighbours notified, expired 28 February 2007 - no response received.

3.2 Parish Council consulted. No response received to date.

3.3 Highways consulted. No objections.

### **4.0 APPRAISAL**

4.1 The main planning issues raised by this application are whether the proposed development would harm the openness of York Greenbelt and whether it would have a detrimental impact on the residential amenities of nearby properties and the visual appearance and amenities of the surrounding area.

4.2 Policy GB4 of the City of York Draft Local Plan 2005 set out a list of criteria for housing extensions, one of which is that development should be small scale compared to the original dwelling. In addition, paragraph 3.6 of PPG2 "Green Belts" (1995) states "provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts".

4.3 In the case of this development, a revised scheme has been submitted which shows a number of changes made to the ridge height and the length of the extensions. This overall aim is to reduce the scale of the development in York Green Belt.

4.4 By virtue of the reductions proposed, the footprint of the development would be around 25% of the footprint of the original dwelling-house. This accords with the recommendation set out in the City of York Draft Local Plan 2005. In terms of the overall volume of the proposed development, due to the height of the two storey extension it is doubtful that the development can be regarded as 'small scale'. Nevertheless, having taken into account the characteristics of the application site and its distances from neighbouring properties, together with the consideration that the proposed development would not result in a disproportional addition over and above the size of the original building, it is not regarded that the revised proposal would create a condition which would undermine the openness of York Green Belt. Hence the revised scheme as proposed accords with the national and local Green Belt policies.

4.5 The revised proposal would be in keeping with the character, design and external appearance of the existing property and the surrounding area. The building material to be used would blend in with the existing property. Hence it would not affect the visual amenity of the locality.

4.6 The proposed development would leave an acceptable distance from the surrounding properties and would be well screened by plantings and hedges. Hence, there would be no overlooking affect upon the adjoining properties and adequate daylight would be maintained towards the principle rooms of the nearby properties.

4.7 Having taken the above into account, it is considered that the proposed development accords with the National planning policies, the policies set out in the City of York Draft Local Plan 2005 and the Supplementary Planning Guidance on 'Guide to extensions and alterations to private dwelling houses'. Hence, this application is recommended for approval.

## **5.0 CONCLUSION**

The proposed development would not undermine the openness of York Green Belt and would not be detrimental to the residential and visual amenities of the neighbouring properties and the surrounding area. The proposal accords with the National planning policies and the policies set out in the City of York Draft Local Plan. Hence it is considered acceptable.

## **6.0 RECOMMENDATION:            Approve**

1        TIME2

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

SR/07/A, SR/06/A SR/05/A, SR/01, SR/02, SR/03 and SR/04 as received by the City of York Council on 26 February 2007 and on 2 February 2007

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        VISQ8

## **7.0 INFORMATIVES:**

### **Contact details:**

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