

## COMMITTEE REPORT

**Date:** 8 March 2012                      **Ward:** Fulford  
**Team:** Householder and                **Parish:** Fulford Parish Council  
                  Small Scale Team

**Reference:** 11/03367/FUL  
**Application at:** Osborne House 7 School Lane Fulford York YO10 4LU  
**For:** Two storey front extension, two storey rear extension with room in roof, single storey extension and porch to side.  
**By:** Ms Karin de Vries  
**Application Type:** Full Application  
**Target Date:** 16 February 2012  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

#### APPLICATION SITE

1.1 The application property is a two-storey, gable fronted detached house. The house is located within a long garden. The access to the property is towards the end of School Lane. The house is set back behind the rear building line of adjoining houses to the east of School Lane by approximately 15m.

1.2 School Lane and land immediately to the west is located within the Fulford Village Conservation Area. The application site and properties to the north and south are not located in the conservation area.

1.3 The application property and garden is in the defined settlement limit and has no site specific planning policies or allocations relating to it.

1.4 Land immediately to the north, south and east of the property is allocated in the Local Plan for residential development (Allocation H1.24 Germany Beck, estimated capacity 700 dwellings). In May 2007 the Secretary of State granted outline consent for 700 dwellings and associated facilities and open space on the land ((01/01315/OUT). On 1 February 2012 a Reserved Matters application was received for details of appearance, landscaping, layout and scale of 677 dwellings and associated facilities granted under outline permission 01/01315/OUT.

#### PROPOSED DEVELOPMENT

1.5 The planning application is for a large two-storey rear extension and significant re-modelling of all external elements of the existing dwelling. The main changes are summarised below:

1.6 Erect a 7m long two-storey rear extension (with additional room in the roof space). This will replace an existing flat roofed single storey extension to the rear that is approximately 3 to 3.5m long.

1.7 Erect a single storey conservatory to the south of the existing dwelling.

1.8 Erect a two-storey contemporary facade set off the front of the dwelling. This incorporates a small extension to the first floor. The original proposals incorporated a balcony; however, this has been deleted.

## PROPERTY HISTORY

1.9 The only recent planning history for the application site is for the approval of a single storey extension at the property in 1999.

1.10 The application has been called in for determination by Committee by Councillor Keith Aspden, Member for Fulford Ward. The reasons relate to issues raised by the Parish Council concerning the scale and prominence of the development, the impact on neighbours' privacy and outlook and its impact on the visual amenities of the Green Belt and open countryside.

## 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYH7- Residential extensions

CYGP1 -Design

CYGB1 - Development within the Green Belt

### **3.0 CONSULTATIONS**

#### 3.1 Internal

None

#### 3.2 External

Parish Council - object on the following grounds:

- a) The extension will be visually prominent due to its location adjacent to open land.
- b) Scale and massing is excessive and over dominant in relation to the existing building and is not subservient.
- c) The height of the upper windows will result in overlooking/overshadowing of gardens of neighbouring properties thereby harming the current amenity of the occupants.
- d) The proposed development would have an unacceptable impact on the visual amenities of the greenbelt.

It is stated that the Parish Council has judged this application on how the property stands at the present time, surrounded on three sides by Green Belt open land, and the Parish Council has not taken account of the fact that the adjoining land may be developed as part of the Germany Beck development.

The representation also points out that the applicant is a Fulford Parish Councillor.

Neighbours - None received.

### **4.0 APPRAISAL**

4.1 The key issues in assessing the proposal are:

- The impact on the streetscene, Green Belt and conservation area.
- The impact on neighbours' living conditions.
- Parking and storage.

4.2 Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of the area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.3 Local Plan Policy GP1 'Design' states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, and mass and design that is compatible with neighbouring buildings, spaces and vegetation. 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.

4.4 Planning Policy Statement 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

#### THE IMPACT ON THE STREETSCENE, GREEN BELT AND CONSERVATION AREA.

4.5 The application does not comply with council guidance and policy that relates to house extensions. Paragraph 1.12 of the House extensions SPG states that the new extensions should not dominate the existing building. Policy H7 of the Local Plan requires the design to be sympathetic to the main dwelling. It is the case however, that the scheme is a complete re-modelling of the building rather than an extension that is seeking to harmonize with the existing house. It is not considered that the original house has any distinct architectural quality and that the proposal should be judged on its merits taking regard of whether the final scheme harms the appearance of the area.

4.6 The application property is set back from School Lane and would not have a significant impact on its setting when viewed from the street. The house is already of a differing design to neighbouring properties. The applicant and architect have spent a considerable time creating a design that has at its heart principles of sustainable development. The fenestration and panelling of the proposed development is relatively well

ordered and helps to break up the overall bulk of the building. The facade to the front has been incorporated to help the original building tie in with the rest of the structure. The applicant has not sought to maximise the scale of development without having regard to the quality of the form, and scale of the resulting structure. Although the dwelling would be large, it is not out of scale with the garden and not so large to appear incongruous in a domestic setting. The palette of materials incorporating timber, render and grey tiles is considered to be acceptable and relatively restrained. The ridge height of around 8.5m is typical for a large two storey pitched roof dwelling. It is noted that the ridge height of the existing house is relatively low at 6.7m.

4.7 Although the site is outside the Green Belt, paragraph 3.15 of PPG2 (Green Belts) states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

4.8 Undoubtedly the development is large in relation to the original house and the contemporary design would draw some attention to the building. However, the resulting structure is a two-storey dwelling located within a long garden. It is questionable within the context of continuous development on the edge of a large settlement whether the scale or nature of such residential development should be considered conspicuous. Moreover, it is noted that although the Secretary of State in granting consent for the Germany Beck development for 700 houses considered the site to be Green Belt, she did not consider that the development would cause significant harm to the Green Belt. In the context of the debates over the allocation and approval of such a large housing development on land surrounding the application site, it is hard to argue that a proposed house extension would cause significant harm to the setting of the Green Belt. As the extension is not in the Green Belt very special circumstances are not required to justify the proposal.

4.9 The house to be extended is one of 6 that are located outside the Fulford Village conservation area that adjoins School Lane. As the development is set back from the boundary of the conservation area it is not considered it will have a significant impact on its setting. It is noted that the Secretary of State in allowing the Germany Beck development did not consider that the proposed new housing would harm the character or appearance of the conservation area.

## THE IMPACT ON NEIGHBOURS' LIVING CONDITIONS.

4.10 5a School Lane is located to the north-west. It is not considered that the slight projection of the front elevation will cause undue harm to light and outlook. It is noted that 5a is an infill house and has been designed with limited clear glazing facing the application property. The balcony that was part of the originally submitted scheme has been deleted.

4.11 Springfield House is located to the south west. There is adequate separation to the house to avoid undue harm. There will be a little additional overlooking of parts of the garden, however, most will retain good levels of privacy.

4.12 The plans that have been submitted with the reserved matters application (12/0384) for the Germany Beck development indicate that new dwellings will be located at least 30m from the southern elevation of Osborne House and 30m from the east elevation of homes in School Lane as a whole. This is in accordance with conditions imposed by the Secretary of State. It is considered that this separation is sufficient to avoid the extension causing undue harm in respect to light and outlook of the dwellings shown on the reserved matters planning application layout.

4.13 There is an existing clear glazed window in the first floor of the north elevation of Osborne House. Some additional glazing is proposed in the north elevation of the extension above ground floor level to serve a landing/atrium area and store and secondary bedroom window. Given the function of the spaces and because there is existing clear glazing in this elevation it is not considered unduly harmful in respect to privacy. Being secondary or non-habitable openings they will not compromise the development potential of adjoining land.

4.14 Windows serving first and second floor bedrooms are proposed in the south elevation of the extension. Although there is adequate separation to the proposed new dwellings on the Germany Beck development, there was some concern that the degree of overlooking of the garden from the habitable rooms could cause concern and may lead to conflict with the use of the dwelling if screening evergreen trees were planted by neighbours close to the southern elevation. The architect has amended the scheme by introducing a louver outside the windows. This

will form a barrier to direct overlooking of areas of the garden closest to the extension.

## PARKING AND STORAGE.

4.15 The property retains adequate space for off-street car parking and storage for cycles.

## 5.0 CONCLUSION

5.1 The proposed extensions to the property are large and completely transform the scale and appearance of the dwelling. It is noted that the Parish Council in its objections to the scheme have stated that they have not taken account of the fact that the adjoining land may be developed by the Germany Beck development. It is however, considered that the housing allocation and outline planning permission is material to the scheme. It is possibly the case that residential development will not proceed on adjoining land, however, the Secretary of State made it clear that she felt that large scale residential development on the land would not detract from the setting of the conservation area, or be unacceptable in respect to Green Belt policy. In the context of the Germany beck site wrapping round three sides of Osborne House it is difficult to argue that the extension to the house would conflict with national and local policies where they relate to issues regarding the Green Belt and conservation areas.

5.2 Officers consider that the design of the proposed development has architectural merit. It is recognised that in some areas of Fulford the design could appear too bold and contemporary relative to adjoining buildings. However, the development is proposed in a relatively modern part of the parish. Nearby buildings vary in style and size and have no strong architectural character. Planning Policy Statement 1 makes it clear that planning authorities whilst seeking high quality design should not 'stifle innovation, originality or initiative' without strong local justification.

5.3 It is not considered that the proposal would cause significant harm to the living conditions of existing adjoining neighbours or those who might occupy future properties on the Germany Beck site.

5.4 For the reasons outlined above officers recommend that the application is approved.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:** Householder Approval

1 TIME2 Development start within three years -

2 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

3 The proposed louvers shown on the south elevation of the dwelling shall be constructed as approved and not removed or materially altered unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect neighbours privacy

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

Revised plans numbered OH/10 Rev A and OH/11 Rev A dated 08:02:2012.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

### **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 streetscene, neighbours living conditions, the Green Belt and conservation area. As such the proposal complies with Policies GP1 and HE2 of the City of York Development Control Local Plan and advice contained in Planning Policy Statement 1 (Delivering Sustainable Development) and Planning Policy Guidance 2 (Green Belts).



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