

None

3.2 External

Acomb Planning Panel - No reply up to date of writing

Response to neighbour consultation letters which expired on 06.06.12. - None received up to date of writing

4.0 APPRAISAL

KEY ISSUES

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

4.1 The National Planning Policy Framework (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance 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.”

4.2 DEVELOPMENT CONTROL LOCAL PLAN POLICY CYH7 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.

4.3 DEVELOPMENT CONTROL LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) 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; (iii) 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; (iv) 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 (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of

development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

ASSESSMENT

IMPACT UPON THE APPEARANCE OF THE DWELLING AND SURROUNDING AREA

4.5 The proposed addition will replace an existing car port structure to the side, and will project slightly to the front, to incorporate a porch area. This pair of dwellings are set slightly further back from the highway than those adjacent at Nos 30 and 36 Cranbrook Road, thus the small additional projection to the front is not considered to be unduly dominant. A mono-pitched roof is proposed, along with matching materials and four rooflights to the side elevation. The dwelling is well set-back from the highway to the front, by a good-sized garden and driveway. The dwelling is located at a bend in the road, thus the plot widens towards the rear, and the proposed side elevation of the extension will follow this line.

4.6 The proposed scale, mass and design are considered in keeping with the original dwelling; with sufficient car and cycle parking and amenity space still being available. Many dwellings within the street have side extensions in place; including that attached at No. 32 Cranbrook Road, thus this proposal is not considered to unbalance the pair.

4.7 Taking the above into account, it is not considered this proposal will harm the character or appearance of the dwelling, nor that of the surrounding area.

IMPACT UPON NEIGHBOURING AMENITY

4.8 Taking into account the adequate separation distance to the common boundary with No. 32 Cranbrook Road, along with the modest rear projection and height proposed, it is not considered any loss of amenity to these residents will occur. The major neighbouring impact will be upon neighbours at No. 36 Cranbrook Road, due to the long length of extension sited along this common boundary. No principal windows are in place within the side elevation of this neighbouring dwelling, and this neighbouring driveway will provide some separation to the extension; also, the neighbouring detached shed, sited along the common boundary will provide some mitigation to the visual impact of the proposal. The rooflights proposed to the side are not considered to result in any undue loss of privacy; and overall no significant loss of amenity to these neighbours is considered to occur.

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. Approval is recommended.

6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 VISQ1 Matching materials -
- 3 PLANS1 Approved plans - 2012/3/01A received on 28.05.12.

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 residential amenity of neighbours or the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Supplementary Planning Guidance to Householders (Approved March 2001).

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