

## COMMITTEE REPORT

**Date:** 6 April 2017  
**Team:** Householder and Small Scale Team  
**Ward:** Huntington/New Earswick  
**Parish:** Huntington Parish Council

**Reference:** 17/00106/FUL  
**Application at:** 339 Huntington Road York YO31 9HJ  
**For:** Two storey side and single storey rear extensions  
**By:** Mrs Anna Pawson  
**Application Type:** Full Application  
**Target Date:** 27 March 2017  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

1.1 The application site consists of a traditional semi - detached hipped roof dwelling set back from the public highway and positioned within an area of similar property types. The front elevation of the dwelling incorporates projecting bay windows at both ground and first floor levels. Planning permission is sought for the construction of a two storey side extension following the demolition of an attached garage, positioned on the shared boundary with the dwelling at 337 Huntington Road. In addition the proposal includes a single storey rear extension projecting the full width of the rear elevation of the host dwelling. The additional accommodation would provide a garage with en-suite bedroom above and extended kitchen.

### SITE HISTORY

1.2 Planning permission was granted for a two storey side and rear extension in 2011 (ref: 11/00202/FUL) no work has commenced relating to this permission.

### COMMITTEE DETERMINATION

1.3 This application is brought to committee for decision under section 8 (e) of the scheme of delegation (staff member within Development and Regeneration or Planning and Environment, or the spouse/partner of such an employee).

### 2.0 POLICY CONTEXT

#### 2.1 Policies:

CYGP1 Design  
CYH7 Residential extensions

### **3.0 CONSULTATIONS**

3.1 Huntington Parish Council - no objections.

3.2 Publicity And Neighbour Notification – no comments received.

### **4.0 APPRAISAL**

4.1 Key Issues:

- Impact on the character and appearance of the Street Scene
- Impact on neighbouring dwellings.

The relevant policies and guidance:

4.2 The National Planning Policy Framework (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states 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 (paragraph 17).

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'. Policy H7 - "Residential Extensions" 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.

4.4 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations. The SPD was subject to consultation from January 2012 to March 2012 and was approved at Cabinet on 4 December 2012. The Council have an agreed Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 which provides guidance on all types on domestic type development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/street scene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered and a terracing effect should be avoided where required.

4.5. Paragraph 13.2 of this document states that in assessing neighbour amenity, the council will have regard to the impact on sunlight, the relationship to windows and the height/ dominance of a extension.

## DESIGN:

4.6 The proposed two storey side extension would be designed with a ridge height set lower than the main roof and a 500mm set back from the principal elevation at first floor height. The introduction of the tiled canopy roof forward of the building line is a general design principal used for two storey extensions, to allow continuity between the main house and new development. The proposed extension would be built up to the shared boundary with the property adjacent to the shared driveway at 337 Huntington Road. This property and the attached dwelling at 341 Huntington Road have two storey side extensions constructed with the similar design principals to this development.

4.7 The proposed garage would be adequate space for a car, cycle and bin storage. In addition the dwelling hosts an ample driveway for additional off street parking.

## IMPACT ON THE STREET SCENE:

4.8 The host dwelling is set back from the public highway and screened by established boundary treatment. The appearance of the extension comprising of a lowered roof line would provide a visual break to the height of the extension and reduce its visual impact when seen from public viewpoints. Because of the design of no.337 to the south a gap would be retained between the two properties (on the no.337 side of the boundary). With regards to the character of the street, this dwelling is located in an area of Huntington Road which comprises of various property styles. Therefore, with the use of matching materials the extension would remain subservient to the host dwelling and would be satisfactorily accommodated within the site without unduly impacting on the appearance of the streetscene. As such the proposal would comply with the recommendations contained within the Supplementary Planning Guidance.

4.9 The single storey rear extension would span the full width of the rear elevation with a projection of 3 metres, incorporating a shallow hipped roof angled away from the shared neighbouring boundaries. The size and scale of the single storey extension is in proportion with the host property and rear garden. Furthermore, it will be constructed of matching materials. The appearance of the extension is therefore considered acceptable.

## NEIGHBOUR AMENITY:

4.10 The key issue would be the potential impact on the dwellings to each side of the dwelling at 337 and 341 Huntington Road and to the rear on Brandsby Grove. The two storey extension would be to the north of no.337 and would not project significantly beyond the rear of that dwelling. The extension would not result in significant overshadowing, nor levels of overlooking. The single storey rear extension incorporates a moderate depth and would be generally screened from the rear garden

of no 337 by the extensive boundary treatment. Thus additional openings on the rear elevation would not impact on existing privacy levels currently available to this dwelling.

4.11 With regards to the attached dwelling at no.341 the single storey extension would not extend further than the single storey rear extension to no.341.

4.12 The neighbouring gardens at the rear on Brandsby Grove are well established and it is not considered that the orientation and separation distances would reduce direct sunlight or cause overshadowing to the properties on the side and rear elevations.

## **5.0 CONCLUSION**

5.1 The proposed extension would retain the residential character of the street scene and would not harm the amenity of neighbouring dwellings in terms of proximity, light or overlooking. For this reason, the proposal is considered to comply with the NPPF and Policies GP1 and H7 of the City of York Draft Local Plan, the Council's Supplementary Planning Document (December 2012).

## **6.0 RECOMMENDATION: Householder Approval**

1      TIME2      Development start within three years

2      PLANS1      Approved plans

Existing and proposed plans received on submission of application dated 18/01/2017  
Section (side north elevation) plan received on 30/01/2017.

3      VISQ1      Matching materials

4      Prior to the development hereby approved coming into use, a three pin 13 amp external electrical socket which is also suitable for outdoor use shall be installed. The socket shall be located in a suitable position to enable the charging of an electric vehicle within the garage or on the driveway using a 3m length cable.

Note: Any socket provided must comply with BS1363, or an equivalent standard, Building Regulations and be suitable for charging electric vehicles. It should also have a weatherproof cover and an internal switch should be also provided in the property to enable the socket to be turned off.

Reason: To promote sustainable transport through the provision of recharging facilities for electric vehicles. To promote the use of low emission vehicles on the site in accordance with paragraph 35 of the National Planning Policy Framework.

## 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) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

#### 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:

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