

COMMITTEE REPORT

Committee: East Area

Ward: Heworth Without

Date:

Parish: Heworth Planning Panel

Reference: 10/00722/FUL

Application at: 3 Westlands Grove York YO31 1DR

For: Erection of single storey orangery to rear

By: Mr & Mrs W Woolley

Application Type: Full Application

Target Date: 17 June 2010

Recommendation: Approve

1.0 PROPOSAL

1.1 The Site.

The application relates to a traditional hipped roof detached dwelling located on Westlands Grove off Stockton Lane. The existing dwelling incorporates a two storey side extension consisting of an integral garage with first floor bedrooms, set back from the principal elevation. A further two storey extension is situated to the rear, incorporating a flat roof single storey element supporting a balcony and railings at first floor level. The property is set back from the public highway behind a modest brick wall and privet hedge.

1.2 The Proposal.

Planning permission is sought to erect a single storey extension ("orangery") situated to the rear of the flat roof extension. The proposed extension would measure approx 2.7 metres in height incorporating a flat roof with a pitched aluminium framed "lantern" set into the roof, giving a total height of approx 3.4 metres. The extension would project from the rear wall of the dwelling by approx 3.8 metres, with a total width of approx 6.0 metres.

1.3 Property History.

Erection of a two storey pitched side and rear extension and single storey flat roof rear with balcony and railings approved 6th August 1996 (Ref:7/04/8883/FUL)

1.4 The application is to be considered at the East Area Planning Sub - Committee because the applicant is an employee of City of York Council.

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:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None Consulted

3.2 External

3.2.1 Heworth Planning Panel - No comments received at the time of writing.

3.2.2. Adjacent occupiers were consulted on 7th May 2010 - no comments received at the time of writing.

3.2.3 Any responses received will be reported verbally.

4.0 APPRAISAL

4.1 Key Issues

1. Impact on the existing dwelling.
2. Impact on neighbours.
3. Impact on the surrounding area

The relevant policies and guidance:

4.2 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.

4.3 Draft 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.

4.4 Draft Local Plan Policy CYGP1 - sets out a series of criteria that the design of development proposals are expected to meet. These include requirements 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 good design and a scale of development that respects the original dwelling are essential to making a quality extension (para 1.12).

4.6 Design:

The development would extend approximately 6.0 metres along the rear elevation with a projection of 3.8 metres and is considered to be acceptable in terms of size and scale and its relationship to the existing dwelling. There will still be a large area of amenity space following development. Matching brickwork would be used with substantial areas of glazing in painted hardwood frames. The pitched aluminium framed "lantern" would provide an interesting and attractive design feature. The structure as a whole would remain subservient to the size and scale of the existing house.

4.7 Visual Amenity:

The development would use an appropriate style of materials in keeping with the character, design and external appearance of the existing property and the surrounding area. Due to its position on the rear of the property the extension would not be visible from the street and thus would have little or no impact on the character or appearance of the area

4.8 Impact on the Neighbours

The development would be located approximately 2 metres away from the boundary with the adjacent semi-detached property at 5 Westlands Grove, and approximately 3 metres from the boundary with 1 Westlands Grove. Both boundaries are well screened. The extension is single storey with a flat roof containing a raised "lantern" which would be glazed and of lightweight appearance. Having regard to the size and scale of the extension and the separation distances to the site boundaries, it is considered that the proposal would not result in direct overshadowing or loss of light nor create an overbearing dominant structure when viewed from the adjacent neighbouring properties. In addition, adjacent dwellings to the rear of the proposal located on Stockton Lane are of a significant distance away and would not be materially affected.

5.0 CONCLUSION

The proposed extension would not have a detrimental impact on the surrounding neighbourhood or an overbearing impact on adjacent properties within close proximity of the proposal. Thus the proposal is considered to be in accordance with Draft Local Plan Policies GP1 and H7 and national planning advice in relation to design contained within PPS1. As such approval is recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Drwg No OM14683-PI Rev A

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

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposed single storey extension, 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 and the effect on the character and appearance of the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

Contact details:

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