

COMMITTEE REPORT

Date: 8 November 2012 **Ward:** Clifton
Team: Householder and **Parish:** Clifton Planning Panel
Small Scale Team

Reference: 12/03030/FUL
Application at: The Little House 21 Rawcliffe Lane York YO30 6SH
For: First floor side extension and erection of detached garage
By: Mr & Mrs Graham Titchener
Application Type: Full Application
Target Date: 12 November 2012
Recommendation: Delegated Authority to Approve

1.0 PROPOSAL

1.1 This application seeks planning permission for a first floor extension and erection of a detached garage, on a detached property at 'The Little House' 21 Rawcliffe Lane, Clifton.

1.2 Relevant property History: None.

1.3 The application site lies within the Clifton Conservation Area No.2

1.4 The application is brought to the Committee for a decision as the applicant is an employee of the Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Clifton CONF

Conservation Area GMS Constraints: Clifton (Shipton Road) CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

Schools GMS Constraints: Clifton Without Junior 0189

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE3
Conservation Areas

3.0 CONSULTATIONS

3.1 Internal - Urban Conservation and Design - Report received 19/10/2012. The report identifies the site as being of 'early twentieth century garden suburb style.' It raises concerns that the proposed garage, forward of the front elevation of the house, is 'at odds' with the characteristic of the plots. It recommends the removal of the proposed roof lights from the front elevation, and also the removal of the proposed oculus in the end gable. The conservation officer was further consulted on 23.10.2012, following the applicant agreeing to the proposed revisions, with the exception of the oculus, which he strongly wishes to be retained in the scheme.

3.1.2. There are eleven protected trees within the application site and the Council's Landscape Architect was consulted on 24.10.2012. She reported that due to the distances of protected trees from the proposed extension, she had no comments to make on the application.

3.2 External

3.2.1 Clifton Planning Panel - No objections 15.10.2012.

3.2.2 Neighbour Response - No response from consulted neighbours

4.0 APPRAISAL

4.1 Key issue(s):

: Effect upon neighbouring property and the street scene

: Impact on the Clifton Conservation Area no.2

4.2 Paragraph 17 of the National Planning Policy Framework (Core Planning Principles) states that the planning system should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Draft 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.

4.3 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and (e) proposals respect the spaces between dwellings; and (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.4 Draft Local Plan Policy CYHE3 states that planning permission; within conservation areas proposals for external alterations will only be permitted where there is no adverse effect on the character and appearance of the area.

4.5 The Application Site. The application seeks planning permission for additional living accommodation in the form of an extended bedroom, utility room and en-suite at ground floor, an additional third bedroom and detached office at first floor, and a detached garage in the front garden. The proposal raises no issues in terms of off-road parking, refuse, or cycle storage.

4.6 Impact on the streetscene and character and appearance of the Conservation Area

4.7 The application property lies within the Clifton Conservation Area, and is on the boundary of the Clifton (Malton Way/Shipton Road) Conservation Area. This was designated to preserve an enclave of housing constructed to the design of Barry Parker, and the area epitomises the attributes of the garden suburb movement. The design and layout of the application property and its surrounding neighbours references very closely the Barry Parker design. The benefit of not incorporating a set down, or set back to the proposed extension, is that the scale and design of the original gable elevation will be preserved (with the exception of the proposed oculus).

4.8 In an e-mail received on 23.10.2012, the applicant agreed to the recommendations of the conservation officer in terms of removing the proposed roof lights on the front elevation; and either removing, or re-siting the proposed garage to a location acceptable to this Authority. The applicant does wish however to retain the oculus on the gable wall. Although the conservation officer feels this will introduce an alien design feature, not seen on surrounding properties, this element would in fact constitute permitted development, as long as the window was obscure glazed. It could, therefore be deemed unfair to refuse this element through condition, when other neighbouring properties could incorporate similar features without requiring consent. Subject to conditions recommended by the conservation officer, it is considered that the proposal will preserve the character and appearance of the conservation area.

4.9 Impact on Neighbouring Properties - The only property potentially affected is that of no 8 Rawcliffe Grove. The configuration of the two properties means the proposed extension will face very obliquely onto this neighbouring property's gable elevation and also its rear garden. There will be no impact on afternoon or evening sunshine. The proposed extension will be set back approx 7.0m from the shared boundary, which is screened by a high hedge. The only facing windows are those of bedrooms at ground and first floor. No serious issues arise in terms of overshadowing, over-dominance, or loss of privacy.

5.0 CONCLUSION

5.1 The proposal, subject to conditions, is considered to be acceptable.

6.0 RECOMMENDATION: Delegated Authority to Approve

1 TIME2 Development start within three years -

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

Drawing numbers to be inserted

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 Samples of exterior materials to be app -

4 VISQ7 Sample panel ext materials to be approv -

5 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

: Vertical cross section through front elevation of dormers at a scale of 1:5

: Vertical cross section through gable and elevation at 1:20

: Vertical cross section through window frames and glazing bars at 1:2

Reason: So that the Local Planning Authority may be satisfied with these details.

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 character and appearance of the conservation area and the effect on neighbour amenity. As such the proposal complies with national planning advice in relation to design contained within the national Planning Policy Framework and Policies HE2, GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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