

3.2 PUBLICITY - The application was advertised by neighbour notification letter. No responses have been received.

4.0 APPRAISAL

KEY ISSUES:-

- Visual impact on the dwelling and the area
- Impact on neighbouring property

RELEVANT PLANNING POLICY

4.1 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. A principle set out in paragraph 17 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. 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.

4.2 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 National Planning Policy Framework.

4.3 Draft Local Plan Policy GP1 states that development proposals will be expected to respect or enhance the local environment, 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; and ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Draft Local Plan Policy H7 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 (iv) proposals respect the spaces between dwellings; and (v) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.5 The City of York Council Supplementary Planning Guidance - Guide to extensions and alterations to private dwelling houses (2001) states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. As a general rule, dormers should not extend across more than one third of the roof span and should not dominate the existing roof. Materials must also match the existing and be of a similar scale and proportion to the original house. Dormers that face the front of the property towards a public highway are not encouraged, unless they are small in scale and in keeping with the style of the property.

VISUAL IMPACT ON THE DWELLING AND AREA

4.6 It is proposed to replace the existing conservatory and utility room with a larger brick built extension to form an enlarged kitchen and dining area. The 'L' shaped extension will project 3.7m adjacent the shared boundary with no. 36 Hobgate and 5.6m adjacent the owner's garage. The rear living room is to become a dining room, with the existing dining room and kitchen to be used as an office and utility/w.c. The extension is to be partially rendered to match the main dwelling with double doors leading from the dining area and a large feature window serving the kitchen. The design and scale of the extension is in keeping with the appearance of the host dwelling, and whilst it is larger than the existing extensions it does not reduce the outside amenity space to an unacceptable degree.

4.7 The proposed rear dormer will occupy approximately half of the rear roof slope and will have a flat roof to maximise head room in the loft. Whilst it does not fully comply with the Council's SPG (as it occupies more than one third of the roof plane and has a flat roof), the changes to permitted development which were introduced by the Government in 2008 are such that the dormer could be constructed without planning permission. Given that it is to the rear of the dwelling and cannot be readily viewed from the street, it is not felt to be an overly harmful addition to the property.

IMPACT ON NEIGHBOURING PROPERTY

4.8 The main impact of the extension will be to the occupant of no. 36 Hobgate, located north of the application site. The proposed extension will project the same distance as the existing conservatory, with a brick wall replacing the partially glazed side elevation adjacent to the common boundary. 2no. roof lights will be inserted into the roof plane, however these are at such a height that they will not cause a loss of privacy. As the replacement structure has a hipped roof and is of the same length and location as the existing conservatory it is not felt that there would be any additional impact with regard to overshadowing then occurs at present. The replacement of the side glazing would most likely improve privacy levels for both the applicant and neighbouring occupant.

4.9 It is proposed to install a small window to the side elevation of the rear extension (kitchen) approximately 3.5m from the boundary with no. 36. Given the projection of this part of the extension, the window will only overlook the garden, with views being partially obscured by vegetation along the side boundary. It is not felt that the location of the window would result in a significant loss of privacy.

5.0 CONCLUSION

5.1 By virtue of the design, scale and location of the rear extension and dormer, proposals are not felt to harm the appearance of the dwelling or residential amenity. Approval is recommended.

6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Drawing HG-AP-002 Rev. A received 27.03.13
- 3 VISQ1 Matching materials -

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 appearance of the property and residential amenity. As such the proposal complies with Policies 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.

2. 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) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Officer requested the removal of the front dormer from the scheme as it was deemed an unsuitable addition to the property.

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