

COMMITTEE REPORT

Team: West Area
Date: 20 July 2006

Ward: Bishopthorpe
Parish: Bishopthorpe Parish Council

Reference: 06/00565/FUL
Application at: 32A Copmanthorpe Lane Bishopthorpe York YO23 2QR
For: Erection of first floor pitched roof extension to create two storey dwelling house, single storey side extension forming garage and front porch (resubmission)
By: Mr And Mrs Burlison
Application Type: Full Application
Target Date: 12 May 2006

1.0 PROPOSAL

1.1 The application is for the erection of a first floor pitched roof extension to create a two storey dwelling house, single storey side extension and front porch (resubmission). This application was deferred from the 22 June 2006 Sub Committee following the submission of revised plans showing different external materials.

1.2 The dwelling is a large bungalow set back from the building line dating from the 1960s, it is built of white brick and set within a large plot. There are a mixture of style of dwellings within the street, in this part of the street it is red brick two storey semi detached dwellings. Southwest along the road it is small two storey detached dwellings built in the 1960s. North east along Copmanthorpe Lane the dwellings are larger two storey detached dwellings mostly redbrick although some have the first storey rendered, there are also terraces of housing again red brick.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

DC Area Teams West Area 0004

City Boundary York City Boundary 0001

Schools Archbishop of York's CE Junior 0183

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 12/07/2006
Site Notice - N/A
Press Advert - N/A
Internal/External Consultations - Expires 12/07/2006

8 WEEK TARGET DATE 12/05/2006

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

CONSERVATION (Countryside Officer) - Effectively this means building a new house on the site of the old and will affect the whole roof. There are no records for this property although there are some for the village. Would like a conditions to be applied requiring the roof be removed manually so that a bat check can be carried out and also to incorporate suitable bat features into the design.

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

BISHOPTHORPE PARISH COUNCIL - Object

- Resubmission has changed little from the original application
- The change to the appearance is insufficient to over ride the reason in paragraph 2 of the decision
- The building is set back from the street building line and will have a strong shadowing effect to the rear of No. 32
- Supports the representations made by the owners of No. 32

2 LETTERS OF OBJECTION

- Reason for refusal of the last application have not been addressed
- 32A set back at the rear of the adjacent properties by 5.5 metres
- Additional storey would have an overbearing impact on the rear of the adjacent properties and their gardens but all of the four dwellings due to scale, height, high gable ends and painted render finish
- Prominent from Temple Road and Maclagen Road
- Unsuitable and unsympathetic for the site, surrounding properties and general location
- Direct impact on light to Nos 32 and 34
- Unsuitable for the foundation of a four bedroomed house
- Render finish out of character with the locality

Neighbours and the Parish Council have been notified of the revised drawings.

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

05/02764/ FUL - Single storey side extension and porch, and construction of first floor over entire ground floor to create a two storey house - Refused

1) The proposed additional storey would be harmful to the character of the street and locality due to its design, scale and height, and would have an overbearing impact upon the adjacent property at 34 Copmanthorpe Lane

2) The proposed external render finish of the existing dwelling and additional storey would be out of character within the locality being unsympathetic to external appearance of the surrounding dwellings

4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property

4.4 ASSESSMENT

PLANNING POLICY

4.4.1 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.4.2 Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

VISUAL IMPACT ON THE DWELLING AND THE AREA

4.4.3 The previous application proposed the construction of a first floor over entire the ground floor and the garage creating a two storey dwelling to the boundary and was considered not to be in keeping with the character of the street where dwellings are set back from the boundary. The application has removed the first floor extension above the garage and therefore reducing some of the prominent impact on the street scene and the overbearing impact on 34 Copmanthorpe Lane.

4.4.4 The existing dwelling is set back from the well defined building line within Copmanthorpe Lane. The proposed dwelling has a less cramped appearance than the previous application due to the removal of the first floor above the garage. A two storey dwelling on this site would be in keeping with the character of the locality. The existing bungalow looks out of character with the surrounding properties due to its design, height etc but mainly the white bricks used.

4.4.5 The amended plans submitted before the last committee show the ground floor with brick slips covering the existing brick frontage and the first floor to be brick, both to match the red brick used in neighbouring dwellings. The new external finish is considered to deal with

the previous reason for refusal and the brick external finish is considered to be appropriate to the area.

IMPACT ON NEIGHBOURING PROPERTY

4.4.6 There would be no overlooking caused by the proposed extension the window in the side elevation is a bathroom window and could be conditioned to be obscure glazing.

4.4.7 The dwelling is along a northeast southwest axis and set back from the rear building line by around 5 metres which may cause an issue of loss of light and overshadowing. The additional storey may create a loss of light to the extension of 32 Copmanthorpe Lane there may be a loss of light to a lesser extent to 34 Copmanthorpe Lane. The proposed height of the dwelling would be 8.5 metres to the ridge height, and 5.2 metres to the eave height. The height of the existing dwelling at the ridge height is 5.8 metres and 2.4 metres to the eave height.

4.4.8 It is not considered that the proposed side extension would have an overbearing impact on the occupants of specifically 32 Copmanthorpe Lane and to a lesser extent 34 Copmanthorpe Lane that would not be harmful enough to warrant refusal.

5.0 CONCLUSION

5.1 The proposed erection of a first floor pitched roof extension to create a two storey dwelling house, and a single storey side extension forming garage and front porch would comply with planning policy, and the amenity requirements of the area. Approval is recommended.

6.0 RECOMMENDATION: Approve

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

Drawing Number 004 received 19 June 2006
Drawing Number 101 Revision C received 19 June 2006;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

- 2 TIME2 Development start within three years
- 3 VISQ8 Samples of exterior materials to be app
- 4 Notwithstanding the submitted plans the ground and first floor window on the side elevation facing no. 32 Copmanthorpe lane shall be glazed with obscured glass and shall be maintained with obscured glass thereafter.

Reason: to protect the privacy of the neighbour.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no additional windows other than those shown on the approved plans shall be constructed.

Reason: As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

- 6 When removing the roof, the tiles should be removed by hand so that they can be checked to ensure that no bats are present. The timing of this operation should be notified to the Council in advance. A protocol for dealing with bats, should they be discovered, should be provided to the Council prior to any work commencing.

Reason: This is a precautionary measure in the interests of nature conservation to ensure that a protected species is not inadvertently harmed.

- 7 No development shall take place until details have been submitted to and approved in writing by the Council of what measures are to be provided within the building design to accommodate bats. Features suitable for incorporation for this group include the use of special tiles, bricks, soffit boards, bat boxes etc.

Reason: To enhance the biodiversity and wildlife interest of the area.

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 the residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses".

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