

## COMMITTEE REPORT

**Team:** West Area  
**Date:** 20 July 2006

**Ward:** Westfield  
**Parish:** No Parish

**Reference:** 06/00944/FUL  
**Application at:** 146 Foxwood Lane York YO24 3LT  
**For:** Single storey flat-roofed extension to rear  
**By:** Mick Calam  
**Application Type:** Full Application  
**Target Date:** 23 June 2006

### 1.0 PROPOSAL

1.1 The application is for a flat roofed extension to the rear.

1.2 The dwelling is a terraced bungalow with another bungalow attached to the east and a two storey dwelling to the west. 146 Foxwood Lane has had a previous extension in the form of an attached flat roofed garage from the rear of the dwelling to the rear boundary effectively splitting the rear garden into two separate sections. The bungalow is set back from the rear building line of the adjoining dwellings. There are examples of flat roofed extensions in the surrounding dwellings.

1.3 This application comes before committee at the request of Cllr Stephen Galloway.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

Air safeguarding Air Field safeguarding 0175

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 31/05/2006  
Site Notice - N/A

Press Advert - N/A  
Internal/External Consultations - Expires 31/05/2006

8 WEEK TARGET DATE 23/06 /2006

### 3.2 INTERNAL CONSULTATIONS

### 3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

#### 2 LETTERS OF OBJECTION

- Property would be suitable for multiple occupation, there is problems with the parking in the area, the alterations would aggravate the problems.
- Object to the conversion of the garage and the scale of the redevelopment.

### 4.0 APPRAISAL

#### 4.1 RELEVANT SITE HISTORY

7/12/5485/PA - Garage at rear - Approved

#### 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

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.

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

The proposed extension would be from the rear of the original dwelling to the rear building line a depth of 1.5 metres. The other part of the extension would bring part of the garage extension in line with the garage wall; an extension of 1 metre.

The proposed flat roofed extension will align with the rear building line of the adjoining dwellings and is not considered to be harmful to the character of the area, there are many other flat roof extensions in the area. It would be difficult to request a pitched roof on the extension as the previous extension allowed had a flat roof and the precedent is already set with other extensions in the area. The rear boundary treatment of a tall hedge means that the rear extension would not be seen from the street to the rear. There is no substantial boundary treatment with the neighbouring properties however the proposed rear extension would not be considered to be visually intrusive.

## IMPACT ON NEIGHBOURING PROPERTY

The alterations to the garage including the large window in the west elevation overlooking 144 Foxwood Lane, the blocking up of the garage door, the moving of the door on the east elevation and the conversion of the garage to a kitchen can be undertaken as permitted development which is a material consideration when making a decision on the proposed rear extension.

The boundary treatment to the neighbouring properties consists of a 1 metre fence on both sides and occupants of 144, 146 and 148 Foxwood Lane have little privacy in their garden. The proposed extension would not cause any further loss of privacy to the occupants of the neighbouring properties than existing. The rear extension is not considered to have an overbearing impact or lead to any loss of light.

## 5.0 CONCLUSION

5.1 The proposed single storey flat roofed extension to the rear would comply with planning policy, and would not harm residential amenity. Approval is recommended.

## COMMITTEE TO VISIT

### 6.0 RECOMMENDATION: Approve

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

Drawing Number Calam/2006/02 received 28 April 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 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 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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