

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Guildhall
Date: 18 January 2007 **Parish:** Guildhall Planning Panel

Reference: 06/02437/FUL
Application at: 153 Lowther Street York YO31 7LZ
For: Single storey extension to rear
By: Mr Steven Burton
Application Type: Full Application
Target Date: 22 January 2007

1.0 PROPOSAL

1.1 The application is for planning permission for a single storey rear extension to form a conservatory. Also proposed is the demolition of two single storey rear extensions to the dwelling and the insertion of new windows on the rear elevation and roofslope.

1.2 The building is not listed, nor is it in a conservation area.

1.3 The application is brought to sub committee as the agent / architect is the partner of a Councillor.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006
City Boundary York City Boundary 0001
DC Area Teams Central Area 0002

2.2 Policies:

CYGP1 Design
CYH7 Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

Planning Panel - No objections

Neighbour notification - No written representations have been made.

4.0 APPRAISAL

4.1 The key issues are design and the impact on the amenity enjoyed by neighbouring occupants.

Relevant policy

4.2 GP1 states that development proposals must, respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with the surrounding area; avoid the loss of open spaces which contribute to the quality of the local environment; retain, enhance, or create urban spaces; provide and protect amenity space; provide space for waste storage; ensure no undue adverse impact from noise disturbance, overlooking, overshadowing or overdominance.

4.3 Policy H7 states that planning permission will be granted for house extensions where: the design and materials are sympathetic to the main dwelling and the locality of the development; the scale is appropriate; there is no adverse impact on residential amenity; proposals respect space between dwellings; and that the proposed development does not result in an unacceptable loss of private amenity space within the curtilage of the dwelling.

Proposal

4.4 The proposed conservatory would project around 3m from the original rear building line. It would infill the space between the two-storey rear outshot and the side boundary wall with 151 Lowther Street. The conservatory would have a lean to roof, which would lower toward the aforementioned side boundary, where it would be around 2.2m from ground to eaves level. The dwarf wall would be rendered to match the host; otherwise the structure would be of glass and polycarbonate. New windows on the host are also contained in the plans, which do not require planning permission and the demolition of two dilapidated single storey extensions.

Design

4.5 By virtue of the scale and location of the proposed conservatory it would be a subordinate addition to the host that would have no significant visual impact on the street scene or locality. Although the materials would not strictly match the host, conservatories of such materials are common extensions to domestic dwellings and are generally acceptable when not over prominent.

Amenity

4.6 Because of the presence of the existing two storey outshot at the host, the conservatory would have a neutral effect on the amenities enjoyed by 155 Lowther Street. In relation to 151, the extension would only project 3m from the rear building line; from ground floor level only the eaves and roof would be viewed above the side boundary wall / fence, which is around 1.8 - 2m high. As such the conservatory would not appear overbearing. There would not be a significant loss of light, or overshadowing, as the rear elevations of the dwellings predominantly face south.

5.0 CONCLUSION

5.1 The proposed development is of acceptable design and would have no adverse effect upon amenity, in accordance with the relevant policies listed in 2.2. Approval is recommended.

6.0 RECOMMENDATION: Approve

- 1 PLANS1 Approved plans
- 2 TIME2 Development start within three years
- 3 There shall be no window openings inserted into the east side elevation, unless obscurely glazed, without prior written consent from the Local Planning Authority.

Reason: To prevent overlooking into 151 Lowther Street.

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 design and amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Local Plan Deposit Draft.

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