

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Rural West York
Date: 15 February 2007 **Parish:** Upper Poppleton Parish Council

Reference: 06/02701/FUL
Application at: 46 Station Road Upper Poppleton York YO26 6PY
For: One and two storey side extension and single storey extension to rear
By: Mr Pietro Manfredi And Miss Sarah Lewis
Application Type: Full Application
Target Date: 26 March 2007

1.0 PROPOSAL

1.1 The application is for a one and two storey side extension and a single storey extension to the rear of the original dwelling.

1.2 The property is a semi-detached dwelling set in a wide spacious suburban street. The street has a mixture of styles of dwellings.

1.3 This application comes before committee as the one of the applicants is an employee of the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 09/01/2007

Site Notice - N/A

Press Advert - N/A

Internal/External Consultations - Expires 09/01/2007

8 WEEK TARGET DATE 26/03/2007

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

UPPER POPPLETON PARISH COUNCIL - No objections

1 LETTER OF OBJECTION

- The side extension will block light out of bedroom window (in side elevation facing proposed side extension)

- Will look out onto a brick wall instead of view of road

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

None

4.2 ADDITIONAL PLANNING POLICY

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

Poppleton Village Design Statement, 2003

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 Development Control Local Plan 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 Development Control Local Plan 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.

The City of York Council supplementary planning guidance - Guide to extensions and alterations to private dwelling houses states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. The scale of the new extension should not dominate the original building. Side extensions should be set back at least 0.5 metres from the forward building line and set down in height from the height of the original roof to give the side extension an element of subservience and to reduce any terracing impact. A terracing effect can also be avoided by leaving a space between the extension and the boundary of about 1 metre. Generally roofs that reflect the pitch and style of the existing roof are encouraged. Generally this will be in the form of a pitched roof that will match the main property.

The supplementary planning guidance - Poppleton Village Design Statement states that the scale, design and materials etc must all be considered and be sympathetic. To conserve the special character of the traditional communities, the size, scale and massing of extensions should harmonise with neighbouring properties and spaces. Contemporary design should complement and be in sympathy with existing building character.

VISUAL IMPACT ON THE DWELLING AND THE AREA

The proposed side extension is set back only 0.2 metres, less than the 0.5 metres guideline in the CYC supplementary planning guidance. The proposed extension is set back as far as the existing side garage. The proposed side extension is 3.75 metres in width compared to the width of the original dwelling of 6.4 metres. There is a significant set down in height of the side extension from the original dwelling which creates an element of subservience to the main dwelling despite the small set back from the building line. The proposed side extension also maintains a 0.8 metre gap between the proposed extension and the side boundary.

The proposed rear extension spans the full width of the original dwelling and two thirds of the width of the side extension. There are similar examples of rear extensions within the street, 48 Station Road has a rear extension spanning the full width of the dwelling and would be a similar depth to the proposed.

IMPACT ON NEIGHBOURING PROPERTY

The neighbouring dormer bungalow - 44 Station Road, has a first storey bedroom window in the side elevation facing the proposed side extension. There would be a distance of 5.2 metres between the proposed extension and this window and it is not considered to cause any significant loss of light to this window. Any over shadowing would be minimal by virtue of the distance between the dwellings, the orientation of the dwellings, and the proposed hipped roof sloping away from this dwelling. This proposed extension is not considered to have an overbearing or over dominant impact on the neighbouring property. The occupant of 44 Station Road has concerns about the loss of part of the view of the street, however it is noted that this window is a secondary window to the bedroom, and the loss of a view from this secondary window is not considered sufficient enough to warrant refusal. There are no windows proposed in the side elevation and therefore it is considered there would be no loss of privacy to the occupants of 44 Station Road.

The proposed rear extensions are not considered to impact negatively on the residential amenity of the occupants of the surrounding dwellings.

5.0 CONCLUSION

5.1 The proposed two storey side extension and single storey rear extension would not cause any loss of residential amenity of the occupants of the surrounding dwellings. The proposed side extension is subservient in appearance to the original dwelling and is not considered to cause undue harm to the character of the dwelling or the street scene. 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 1297.3 received 8 December 2006

Drawing Number 1297.4 received 29 January 2007;

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

- 4 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.

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); and Poppleton Village Design Statement (2003).

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