

## COMMITTEE REPORT

**Committee:** West & City Centre Area    **Ward:** Westfield  
**Date:** 3 April 2007    **Parish:** No Parish

**Reference:** 07/00320/GRG3  
**Application at:** Acomb Branch Library Front Street York YO24 3BZ  
**For:** Single storey front and side extensions; wood pellet silo within wooden enclosure  
**By:** Learning Culture And Children's Services  
**Application Type:** Full Application  
**Target Date:** 17 April 2007

### 1.0 PROPOSAL

1.1 The application is for a single storey front and side extension, and a wood pellet silo within a wooden enclosure.

1.2 The proposed extension would be within the Acomb Conservation Area, the main building is not.

1.3 An application for a single storey extension and alterations to the existing library (05/01921/GRG3) was granted permission under delegated powers, it has not been implemented.

1.4 The application comes before committee at the request of Cllr. Simpson-Laing and Cllr. Horton.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest Acomb Area 0007

Air safeguarding Air Field safeguarding 0175

Conservation Area Acomb 0031

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1

Design

CYC1

Criteria for community facilities

CYHE2

Development in historic locations

CYHE3

Conservation Areas

### **3.0 CONSULTATIONS**

#### **3.1 PUBLICITY DATES/PERIODS**

Neighbour Notification - Expires 15/03/2007

Site Notice - Expires 28/03/2007

Press Advert - Expires 21/03/2007

Internal/External Consultations - Expires 15/03/2007

8 WEEK TARGET DATE 17/04/2007

#### **3.2 INTERNAL CONSULTATIONS**

**URBAN DESIGN AND CONSERVATION** - This frontage of this property is situated at the boundary of Acomb Conservation Area. The existing library building is set back from the main building line of Front Street, with a large area of lawn and a flowerbed in front of the building. The design of the principal elevation of the existing single storey building appears to be somewhat dated and uninviting. The proposed extension will enliven the principal elevation of the building facing Front Street. The proposed modern design incorporates a curved aluminium entrance screen, horizontal timber boarding and coated aluminium fascia boards and columns. The proposals present an opportunity to improve and update the current design and are generally acceptable.

The proposed wood pellet silo is situated to the rear of the building and is obscured by the existing brick chimney, when viewed from Front Street. The introduction of the proposed silo is unlikely to be detrimental to the visual amenity of the conservation area in this location and is generally acceptable.

**CONSERVATION AREAS ADVISORY PANEL** - No objections

- Silo should be painted an appropriate colour

**ENVIRONMENTAL PROTECTION UNIT** - Have concerns regarding dust, smoke and fumes from the proposed boiler/silo system, adversely affecting the amenity of the neighbouring properties. Require further information.

**HIGHWAY NETWORK MANAGEMENT** - No objections

### 3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

#### 1 LETTER OF OBJECTION

- Would be clearly visible in the street as it is closer the main building line and would be seen in context with the historic properties in Front Street
- The glazed facade does not harmonise with the local environment
- The proposed canopy would enhance the incongruity of the design within the important architectural environment
- Suggests examples of how the appearance of the proposed front extension could be improved

### 4.0 APPRAISAL

#### 4.1 RELEVANT SITE HISTORY

05/01921/GRG3 - Single storey extension and alterations to existing library - Approved

#### 4.2 ADDITIONAL PLANNING POLICY

Planning Policy Guidance 15 'Planning and the Historic Environment'

#### 4.3 KEY ISSUES

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

#### 4.4 ASSESSMENT

##### PLANNING POLICY

4.4.1. 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.

4.4.2. Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) sets out the approach to dealing with proposals that affect Listed Buildings and Conservation Areas. PPG15 advises that new buildings intended to stand alongside Listed Buildings should be 'carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials'. New buildings do not have to be detailed copies of their neighbours but should form a harmonious group with them. In making decisions

on proposals in Conservation Areas, Planning Authorities have a statutory duty to consider the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policy E4 of the North Yorkshire County Structure Plan states that areas of special townscape, architectural or historic interest will be afforded the strictest protection. Policies HE2 'Development within Historic Locations' and HE3 'Conservation Areas' of the City of York Development Control Local Plan are also relevant to this proposal. These policies expect proposals to maintain or enhance existing urban spaces, views, landmarks and other townscape elements and not to have an adverse effect on the character or appearance of the Conservation Area.

4.4.3. Policy C1 'Community Facilities' of the City of York Council Development Control Local Plan (2005) states that a planning application for social, health, community and religious facilities will be granted permission providing that the proposed development is of a scale and design appropriate to the character and appearance of the locality and it would meet a recognised need.

#### VISUAL IMPACT ON THE BUILDING AND THE CONSERVATION AREA

4.4.4. The existing building is a 1960s built, low, single storey building with part flat and part monopitch roofs set back from the main building line in Front Street. The building is sited between a public house to the east and modern residential development to the west. To the front and rear of the building are grassed areas with car parking to the side

4.4.5. The previous approved application (05/01921/GRG3) was to form a single storey extension across the full width of the front of the existing building, projecting 5.5 metres forward of the main front wall and a small office extension to the south west corner of the main building. The front extension had a flat roof and a monopitch roof, its maximum height being 4.1 metres.

4.4.6. This application is for a front extension spanning the full width of the elevation, it would have a flat roof and would protrude from the front wall by 7.8 metres and be 3.5 metres in height, it would create a learning room and a cafe/display area. The mostly glazed frontage would be broken up by 5 aluminium coated columns, aluminium coated fascia boards, a curved aluminium entrance screen and horizontal timber boarding to some of the brickwork, with a terrace to the front. The appearance of the front extension is considered to be a positive addition to the building which is dated, worn and has little significant architectural merit. The modern frontage and it being closer to the building line in the street helps to incorporate the building into the street scene. It is not considered to impact negatively on the visual amenity of the surrounding conservation area.

4.4.7. The proposed side extension is sited at the southeast corner of the building it would measure 8.772 metres in depth by 4.58 metres in width and would replace an existing enclosed garden area. The flat roofed extension would not project further than the existing rear wall. This extension would provide a learning room and would provide access to the rear, together with other doors placed in the existing rear elevation, to a paved area ramped down to the car park level.

4.4.8. The 6.25 metre wooden silo would be to the rear of the building with a 2.4 metre high wooden enclosure measuring 3.976 metres by 3.526 metres. The proposed wood pellet silo is situated to the rear of the building and is obscured by the existing brick chimney, when viewed from Front Street. The introduction of the proposed silo is unlikely to be detrimental to the visual amenity of the conservation area in this location and is generally acceptable. The Environmental Protection Unit have some concerns regarding potential dust, smoke and fumes from the proposed boiler/silo system. The agents submitted further information; no response had been received from the Environmental Protection Unit in response to this additional information at the time of writing. Further comments received will be given at the committee meeting.

#### **IMPACT ON NEIGHBOURING PROPERTY**

4.4.9. The proposed extensions are not considered to negatively impact the residential amenity of the occupants of the surrounding dwelling. The side/rear extension has a high level window in the side elevation but this is not considered to cause loss of privacy as this looks onto a public house car park. The Environmental Protection Unit have some concerns regarding potential dust, smoke and fumes from the proposed boiler/silo system. The agents submitted further information; no response had been received from the Environmental Protection Unit in response to this additional information at the time of writing. Further comments received will be given at the committee meeting. The proposed extensions are not considered to impact on the residential amenity of the occupants of the dwellings to the west - 2 Alexa Court or 40 Front Street as they are not coming significantly nearer these dwellings neither are there any windows in the elevation facing these dwellings. The proposed silo is the slightly lower than the existing chimney it is not going to be any closer to the neighbouring dwellings than the existing building and its appearance is not considered to cause undue harm to the residential amenity of the neighbouring dwellings.

#### **5.0 CONCLUSION**

5.1 The proposed extensions are considered to make a positive contribution to the visual appearance of the building and the Acomb Conservation Area and would not be unduly prominent in the streetscene. Approval is recommended.

#### **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve under General Regs 3 Council Dev

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

Drawing Number 0393/P03 received 12 February 2007

Drawing Number 0393/P04 received 12 February 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

3 VISQ8

4 ARCH2

5 Notwithstanding the submitted plans details of the colour of the proposed silo shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The agreed colour should be maintained thereafter.

Reason: So as to achieve a visually cohesive appearance.

## **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 building and the conservation area. As such, the proposal complies with Policies GP1, C1, HE2 and HE3 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Guidance 15 "Planning and the Historic Environment".

### **Contact details:**

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