

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 17 May 2007

**Ward:** Heslington  
**Parish:** Heslington Parish Council

**Reference:** 07/00547/FUL  
**Application at:** 29 Low Mill Close York YO10 5JN  
**For:** Single storey pitched roof side extension  
**By:** Mr J McLaren  
**Application Type:** Full Application  
**Target Date:** 4 May 2007

### 1.0 PROPOSAL

This application seeks planning permission to erect a single storey pitched roof side extension. The application site is a detached house on Low Mill Close that is a cul-de-sac within close proximity of the Badger Hill Estate.

City Of York Council employs the applicant; therefore this application has to be presented to the committee.

Property history shows:

Planning Permission granted 08/01/1996 for a two storey pitched roof rear extension (Ref: 7/S02/08910/FUL) alt (Ref:8/02/70/PA)

Sizes of the Extension - approx 3.5metre highest point sloping down to approx 2.3metre x approx 3.2 metre reducing to 2.5metre x 8 metres along the boundary.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYH7  
Residential extensions

CYGP1  
Design

### 3.0 CONSULTATIONS

3.1 Internal

Highway Regulation - No objections.

### 3.2 External

Heslington Parish Council - No response at the time of writing this report 04.05.07

3.22 Comments From Neighbours - None

## 4.0 APPRAISAL

### 4.1 Key Issue(s): Effect Upon the Street Scene and Neighbours

4.2 The Application Site - The proposed single storey side extension will appear subservient to the main house .The position of the property is well set back from the highway and sits within an ample sized plot. There is a detached garage to the side, which is original to the dwelling. The proposed side extension will be approx 1 metre from the existing garage. The design and scale is appropriate to the main dwelling and it is not considered that the proposal will result in over -development of the site or reduce the outside amenity within the curtilage due to the property having a two-storey rear extension.

4.3 Draft Local Plan Policy CYGP1

4.4 Draft Local Plan Policy CYH7

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001

4.6 Effect upon the Street Scene - . The position of the dwelling within the cul-de-sac is not visually prominent therefore will not impact on the street scene.

4.7 Effect Upon Neighbouring Property - It is considered that the proposal will not significantly harm neighbouring amenity. The proposal will not be over dominant or overbearing for neighbours. Due to the proposed side extensions modest height and the orientation of the dwellings there is unlikely to be a significant impact on natural light and it is not considered that the proposed roof lights windows will cause a significant loss of privacy for neighbours. The property has a 2-metre fence on the boundary that provides ample screening for the adjacent properties on Hesketh Drive.

## 5.0 CONCLUSION

It is considered that the proposal will not harm the character and appearance of the street scene or significantly harm the amenity of neighbours.

**6.0 RECOMMENDATION:** Approve

1 TIME2

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

Approved Plans Drawing Number JM 01 1 Dated 09/03/07

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.

3 VISQ1

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to neighbouring properties. The size and scale of the side extension will not have any detrimental impact on the street scene. As such the proposal complies with policies H7 and GP1 of the City of York Draft Local Plan.

### **Contact details:**

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