

COMMITTEE REPORT

Date: 15 June 2017 **Ward:** Copmanthorpe
Team: Householder and **Parish:** Copmanthorpe Parish
 Small Scale Team Council

Reference: 17/00731/FUL
Application at: 2 College Road Copmanthorpe York YO23 3US
For: Single storey side and rear extensions, front porch and alterations to front dormers (Revised scheme)
By: Mrs Jane Keely
Application Type: Full Application
Target Date: 30 May 2017
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 This application seeks permission for the erection of a single storey flat roof side/rear extension, pitched roof front porch and alterations to front dormers. Similar external brickwork to the original dwelling is to be incorporated and all of the windows within the dwelling are proposed of timber construction with stained finish.

1.2 This modern chalet-style dwelling is sited within an 'open-plan' style residential estate, surrounded by a variety of dwellings of differing design.

1.3 In accordance with the requirements of the Scheme of Delegation for Planning, the application is brought to committee for decision due to the applicant's spouse working within Development Services at the Council. The application is brought to Main Committee for expediency due to the lack of a Sub-Committee meeting in June.

RELEVANT PLANNING HISTORY

1.4 Application No. 8/87/419/PA - Proposed alteration and extension to existing dwelling. Approved 16.08.1990.

2.0 POLICY CONTEXT

2.1 Section 38(6) of the Planning and Compensation Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise. There is no adopted Local Plan in York. In the absence of a formally adopted local plan the most up-to date representation of key relevant policy issues is the NPPF and it is against this Framework that the application proposal should principally be addressed.

NPPF – Most relevant aspect relates to Good Design

Other Material Considerations

“Development Control Local Plan” 2005 (DCLP)

2.2 Although there is no formally adopted local plan, the “City of York Draft Local Plan Incorporating the Fourth Set of Changes” was approved for development control purposes in April 2005. Whilst it does not form part of the statutory development plan for the purposes of S38, its policies are considered to be capable of being material considerations in the determination of planning applications, where policies relevant to the application are in accordance with the NPPF .Policies considered to be compatible with the aims of the NPPF and most relevant to the development are;

CYGP1 - Design

CYH7 - Residential extensions

2.3 Copmanthorpe Village Design Statement

2.4 Supplementary Planning Document - 'House Extensions and Alterations' dated December 2012

3.0 CONSULTATIONS

EXTERNAL

COPMANTHORPE PARISH COUNCIL

3.1 No objection to original scheme.

RESPONSE RECEIVED TO NEIGHBOURING CONSULTATION/PUBLICITY

3.2 No comments received up to date of writing further to initial scheme nor to the revised plans.

4.0 APPRAISAL

4.1 Key Issues:

Visual impact on the dwelling and surrounding area;
Impact on neighbouring amenity

POLICY CONTEXT

4.2 The National Planning Policy Framework (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance here is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible. The NPPF states that there are three dimensions to sustainable development - an economic role, a social role and an environmental role.

4.4 DEVELOPMENT CONTROL LOCAL PLAN POLICY CYH7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.5 DEVELOPMENT CONTROL LOCAL PLAN POLICY GP1 refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity.

4.6 The Council have an agreed Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 which provides guidance on all types on domestic type development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/streetscene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered and a terracing effect should be avoided where required. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. Guidance in section 11 advises inter alia that porches should not normally project excessively beyond the front of the house or be overly wide; the glazing style, door location and materials and roof pitch should respect the original building. Guidance in section 13 advises that for single storey extensions privacy can be protected by the use of blank side walls, obscure glazing, high level windows, or by screening along shared garden boundaries. Guidance in section 14 advises inter alia that dormers should be small in scale and should not dominate the roof. The materials and shape of dormers should relate to the appearance of the dwelling.

4.7 Copmanthorpe Village Design Statement aims to preserve and enhance the character and distinctiveness of the village by promoting appropriate standards of design, and that extensions should retain neighbours right to light and privacy, avoid locations which link one house to another, should be set back from plot boundaries and use materials to compliment the main building. Guidance in section 11 advises inter alia that porches should not normally project excessively beyond the front of the house or be overly wide; the glazing style, door location and materials and roof pitch should respect the original building.

ASSESSMENT

IMPACT UPON THE DWELLING AND UPON THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA

4.8 The proposed flat roof single storey side/rear element will project to the same distance to the side, and the same height, as the existing garage and covered walkway currently in place to the side. Similar brickwork to the existing dwelling will be incorporated, along with a large glazed window to the front elevation. Revised plans were sought but not received in order to reduce the scale of this glazing, which may appear a little at odds within the surrounding area, when viewed from the highway to the front. However, taking into account that neighbouring dwellings, both adjacent and opposite, did originally have similar style large front windows in place, which have now been partially bricked up, it is not considered to appear unduly harmful. The side extension will then project beyond the original rear elevation of the dwelling by approx. 2.2 metres; and the existing lean-to rear porch style extension will be slightly further extended to the rear, in line with the original rear elevation of the dwelling, which is considered to give a more cohesive appearance of the rear elevation

4.9 The dormers are proposed to the same width as the existing dormers, but will be slightly taller by lowering the proposed internal cill levels and will be changed to a sloping roof as opposed to flat roofs. Timber cladding was sought to clad the dormers, so as to appear similar to others within the row, however the applicant proposes lead due to greater durability and increased fire safety. As the dormers to these three dwellings within the row all currently vary slightly in scale and design, the changes to the dormers as the host are not considered to appear so harmful so as to warrant refusal. The change from white upvc/timber fenestration to a stained timber finish, is considered to appear acceptable. Two of the three windows within the existing rear elevation of the dwelling are to be enlarged and varied in design, and again these are considered acceptable in appearance, particularly as they will not be open to public view.

4.10 The proposed porch will be replaced by one of similar footprint to that existing, but now proposes a pitched roof, with entrance door to the front elevation, and this is considered to appear acceptable within the streetscene.

4.11 Ample amenity space will remain within the large rear garden; along with adequate car parking to the front. External access from the front to the rear of the dwelling will remain for cycle storage within the proposed utility room element.

IMPACT UPON NEIGHBOURING AMENITY

4.12 The major neighbouring impact will be upon those adjacent residents to the side at No. 4 College Road, particularly due to the rear extension proposed along the common side boundary, where this neighbouring dwelling has a rear conservatory in place, also along this boundary. Taking into account of the modest height proposed of approx. 2.7 metres, along with the relatively modest rear projection, which will be similar in length to the neighbouring conservatory, it is not considered to harm neighbouring amenity, with particular regard to outlook/light and privacy.

4.13 The changes to fenestration within the rear elevation are not considered to impact upon privacy levels for neighbouring garden areas, particularly as these designs could be inserted within permitted development rights.

5.0 CONCLUSION

5.1 The proposals are considered to comply with the NPPF, DCLP Policies H7 and GP1, Supplementary Planning Guidance - House Extensions and Alterations (Approved 2012) and Copmanthorpe Village Design Statement. Approval is recommended.

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years

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

Revised plans and elevations received on 30/05/2017 and materials as stated within the submitted application form

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ6 Infill brickwork to match

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Revised plans sought and received to remove the proposed two-storey side element so as to protect the character of the area. Use of timber to clad the dormers and a reduction in the scale of glazing to the front elevation of the extension was sought but not received.

2. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

3. AVOIDING DAMAGE TO THE HIGHWAY GRASS VERGE

Applicants/Developers are reminded that great care should be taken to ensure that no damage to the surface or structure of the public highway is caused, by activities relating directly to the approved development (e.g. delivery of building materials via HGV's). The Council is particularly concerned at the increasing impacts and damage occurring to grass verges. This is detrimental to residential amenity, can present safety issues and places an unreasonable financial burden on the Council, if repairs are subsequently deemed necessary. Therefore, applicants/developers are strongly advised to work proactively with their appointed contractors and delivery companies to ensure that their vehicles avoid both parking and manoeuvring on areas of the public highway (grass verges) which are susceptible to damage. The council wishes to remind applicants that legislation (Highways Act 1980) is available to the authority to recover any costs (incurred in making good damage) from persons who can be shown to have damaged the highway, including verges. If the development is likely to require the temporary storage of building materials on the highway, then it is necessary to apply for a licence to do so. In the first instance please email

highway.regulation@york.gov.uk, with details of the site location, planning application reference, anticipated materials, timelines and volume. Please refer to the Council website for further details, associated fees and the application form.

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