

3.0 CONSULTATIONS

Internal

Highway Network Management - Highway Officers have no objections to the scheme.

External

Parish/Planning Panel Response - No objections subject to neighbours.

Neighbour Response - 3 Objections were received in relation to the original plans after neighbour consultation letters were sent out. The main issues of concern were:

The overdevelopment of a modest plot that was deemed to be out of character with the locality.

Over dominance of the proposed extension.

Noise associated with the increase in rooms.

Privacy affected by windows.

Loss of sunlight caused by the extensions.

Drainage.

Affect on outlook.

After revised plans were submitted neighbours were reconsulted and four objections were received stating that the plans would still constitute overdevelopment and would harm sunlight, outlook and amenity.

Environment Agency - Although not formally consulted the property does not appear to be located within a designated Flood Zone.

4.0 APPRAISAL

Key issue(s): Development Upon the Plot, Impact Upon Neighbours

DRAFT 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.

DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure

that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

THE APPLICATION SITE. - The application property is a detached bungalow at the head of this suburban cul de sac and occupies a triangular plot that is narrow to the rear and extends to either side. The property has apparently previously had modest extensions in the form of a flat roof side extension and a small porch to the rear. There is a 2metre close boarded fence to the perimeter of the property. There is an existing dormer to the rear with a single window serving a wc.

EFFECT UPON THE STREET SCENE - The proposal will have limited impact upon the street scene through the proposed side extension and garage. The demolition of the existing garage will place the side extension in a more prominent position. However this is not considered to be detrimental to the street scene. Revised plans show a new pitched roof dormer to the front that is considered acceptable.

EFFECT UPON NEIGHBOURING AMENITY - The proposal has been amended from the original Planning Application by reducing the size of the western single storey element from 9.55m to 6.05m and removing a previously proposed gable window to the eastern kitchen/bed 4 extension. The proposed double garage was to remain to the eastern edge of the plot. Revised plans were requested during the current application and achieved the removal of a second window to the existing dormer leaving only the in situ window. Further modifications involved the hipping of both of the extensions by a maximum amount in order to relieve the dominant impact upon the boundaries and also hipping the proposed garage roof along with lowering the eaves as much as possible.

Overlooking

In terms of overlooking the removal of all proposed first floor windows has omitted the issue and the only window that remains is the existing bathroom. These modifications have resulted in awkward room size and shapes internally and have resulted in the addition of a front dormer.

Dominance

The proposed extensions have been modified to create two hips to the two proposed rear projections. This has removed any gable feature that was considered over dominant in relation to neighbours and has created a much more modest extension that slopes away from the rear boundary. The rear garden of the plot is tight and is similar to those properties on Meadlands that also have modest gardens in width. The rear extensions have been substantially modified since the previous submission and it is believed that the reduction in length, the hipped roofs to both the garage and the extensions and the reduction in eaves height of the garage will relieve the impact upon neighbours and on balance recommendation is for approval.

Overshadowing, Impact Upon Living Conditions Through Loss of Light

The orientation of the plot is somewhat awkward and in order to fully assess this proposal the case officer undertook an exercise of modelling the proposal in 3d.

This created an approximate 3d model whereby the sunlight and shadows could be shown. This, together with the traditional methods of estimating the sun paths illustrates that the present house on this plot already obscures much of the sunlight from neighbouring properties. When compared utilising this 3d guide it was apparent that the proposed extensions to the house would slightly, but not dramatically impact upon sunlight reaching neighbouring properties. This exercise was undertaken based on the plans as originally submitted and it is expected that the revised hip features would further reduce the impact. On the basis of this it is felt that the garage would perhaps have the most harmful impact but in light of the hipped roof and lowered eaves it is felt that the proposal would not adversely overshadow neighbouring properties more than the existing building already does.

OVERDEVELOPMENT - The proposal intends to develop upon a unusual suburban plot and it is the opinion of the case officer that the modifications proposed are not excessive. The reduction in footprint from the original scheme, the hipped roofs and the removal of windows have reduced the extensions' impact upon the locality. Careful consideration should still be given to the potentially dominant effects upon neighbours but on balance the proposal is recommended for approval.

5.0 CONCLUSION

The proposal attempts to balance the concerns of adjoining residents while at the same time providing suitable accommodation to be created within this suburban dormer bungalow to the applicants wishes. The proposal has been amended to a sufficient degree so as to minimise the impacts upon neighbours through reducing the sizes and footprints as well as hipping the roof and removing rear overlooking windows. As such it is recommended for approval.

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

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIME2
- 2 PLANS2
- 3 VISQ8

- 4 Notwithstanding the approved plans no further windows shall be installed to the rear elevation of the property unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of neighbours

5 GARAG1

6 NOISE7

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

Contact details:

Author: Andrew Graham Development Control Officer

Tel No: 01904 551596