

COMMITTEE REPORT

Committee: East Area **Ward:** Osbaldwick
Date: 25 January 2007 **Parish:** Osbaldwick Parish Council

Reference: 06/02740/FUL
Application at: 17 Worcester Drive York YO31 0NY
For: Extensions and alterations to existing dwelling
By: Mr P Hodgson
Application Type: Full Application
Target Date: 6 February 2007

1.0 PROPOSAL

This application seeks permission for the erection of a pitched roof extension to the side and rear including a detached pitched roof garage after demolition of existing garage.

This application is a resubmission of 2 previous applications that were refused due to their impact upon neighbours and the over development of the plot.

This resubmission attempts to relieve the impact upon neighbours further by removing the proposed detached double garage and reducing the 'kitchen' element of the proposal by 1000mm. The rest of the changes suggested in previous applications by the case officer have been retained. These include no extra first floor windows overlooking and hipped roofs to the extensions.

This is the third submission for this site.

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:

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 - At time of writing no objections have been received. This is possibly in light of the intervening Christmas period and as such the concerns of neighbours from the previous submission are summarised below.

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.

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

Building Control - Building Control have confirmed that drainage will be assessed under a Building Regulations application and as such is not a planning matter in terms of residential extensions.

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 bathroom.

EFFECT UPON THE STREET SCENE - The proposal will have limited impact upon the street scene through the proposed side extension and garage. The revised scheme shows a new pitched roof dormer to the front that is considered acceptable.

EFFECT UPON NEIGHBOURING AMENITY - The proposal has been amended from the first 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.

The revised submission shows the retention of hipped roofs and the absence of any further first floor windows with the addition of a one metre reduction in the kitchen extension and the removal of the proposed double garage that was to be situated abutting the rear corner boundary.

Overlooking

In terms of overlooking the removal in the previous scheme of all of the proposed first floor windows has omitted this 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 retained the two hips to the two proposed rear projections and have reduced the kitchen element of the extensions by one metre. 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 garage has also been removed and relieves any impact upon neighbours.

Overshadowing, Impact Upon Living Conditions Through Loss of Light

The orientation of the plot is somewhat awkward and in order to fully assess the previous 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. On the basis of this it was felt that the garage would perhaps have the most harmful impact with the house extensions causing little overshadowing.

OVERDEVELOPMENT - The proposal intends to develop upon an 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 previous scheme together with the removal of the proposed garage have reduced the extensions' impact upon the locality and the proposal is fully supported and recommended for approval.

In summary it is felt that the further reduction in footprint and the removal of the proposed garage will create a scheme that is suitable and will not harm the amenities or living conditions of neighbours. Issues of drainage are to be addressed during the construction phase and members are reminded that this application must be determined based upon the level of development and the planning implications that may exist and not upon the impact that development will have upon drainage. This issue has been assessed through the Environment Agency flood matrix which does not consider the site to be situated within a Flood Zone. Further drainage tests can be carried out under a Building Regulations application and this should address any issue of problematic surface water.

5.0 CONCLUSION

In the opinion of the Local Planning Authority the proposal, subject to conditions, 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.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 VISQ8 Samples of exterior materials to be app
- 3 PLANS1 Approved plans
- 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 NOISE7 Restricted hours of construction

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:

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