

COMMITTEE REPORT

Committee: East Area
Date: 25 January 2007
Ward: Fishergate
Parish: Fishergate Planning Panel

Reference: 06/02713/FUL
Application at: 12A New Walk Terrace York YO10 4BG
For: Installation of 2 no. dormers to front elevation
By: Mr J Vandijk
Application Type: Full Application
Target Date: 2 February 2007

1.0 PROPOSAL

1.1 The application relates to a two storey end terrace house with basement and accommodation in roof space on south side of street in a predominantly residential area. The property is not listed but falls within New Walk/Terry Avenue Conservation Area and nos. 1-12 (consecutive) within the same terrace row are grade II listed.

1.2 The application proposes the erection of two flat roofed dormers on front roof slope to serve the existing accommodation in the roof space. The dormers would be 1m wide x 1.6m high x max. 3.6m long, lead covered with modern sash windows. Revised plans have been submitted at the request of the Council's Conservation Officer, which make minor design changes - omission of the originally proposed curved roofs and alteration to full lead exterior.

1.3 The applicant has submitted a letter of support. This explains that:

- the windows would allow light, ventilation and headroom to the second floor room;
- a pair of dormers would be more appropriate and rational solution than velux roof windows, which do not require planning;
- the proposal seeks to improve the building (which is currently something of an architectural misfit on the end of a fine period terrace) and contribute to the appearance of the street;
- the main guttering and roofline of 12A and 12B as a 'couple' would remain unchanged;
- the dormers in a lead finish would be embedded in the roof and less visually distracting than the current differences between the properties;
- the majority of those that could have, have not objected.

1.3 The plans show alteration to the front elevation windows and door, which are works proposed by the applicant, but do not require planning permission and so do not form part of the application. Planning permission was granted for a flat roof dormer window on the rear roof slope in November 2006.

1.4 This application has been referred to the Committee at the request of Councillor Hill, on the grounds that the effect of the dormer windows on the Georgian terrace deserves closer scrutiny.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area New Walk / Terry Avenue 0033

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Floodzone 2 Flood Zone 2 CONF

Schools St. George's RC Primary 0225

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE2
Development in historic locations

CYHE3
Conservation Areas

3.0 CONSULTATIONS

3.1 Internal

Highways - No objections.

Conservation - No objections, but the roofs should be flat with the lead carried down to the top of the window in order to avoid shaped timber fascia. Questions whether slating the cheeks is a good idea; all lead would be better. This is allowed because of the exceptional nature of the building (one of a pair) and should not be a precedent for decisions elsewhere.

3.2 External

Fishergate Planning Panel - Objects. Believes that this would not be in keeping with the character of the Georgian terrace and would spoil the line of the terrace, which is an important part of the Conservation Area. Adding dormers to one of a pair of properties (formerly one property known as Melbourne House) would make the end of the terrace look unbalanced. The alteration to the basement window and treatment of the ground floor door and window do not raise any objection.

Five letters from residents of New Walk Terrace, raising following points and objections:

- History of building outlined, including alterations to split into two properties in 1930s with modernisation works that have led to different appearance to rest of Georgian terrace;
- Reference to 2000 application for 12B and ill-advised decision that only allowed partial works, including dormer at rear, rather than full restoration to Georgian appearance, as considered that both 12A and 12B should be similar in appearance;
- Support for restoration of front elevation windows and doors;
- Objection to dormers which would be out of character with rest of historic terrace, would detract from its appearance and beauty, and destroy its uniformity and roof-line;
- Only way proposal acceptable is for both 12A and 12B to look same at applicant's cost and any proposal other than rebuilding the 4th floor should be rejected.

4.0 APPRAISAL

4.1 The main considerations are:

- design;
- impact on character and appearance of area and conservation area;
- residential amenity.

4.2 In addition to the City of York Draft Local Plan policies set out in 2.2, advice in Planning Policy Guidance Note 15: Planning and the Historic Environment and Policy E4 of the North Yorkshire County Structure Plan are relevant. These emphasise the special duty of the Local Planning Authority to preserve or enhance the character and appearance of the conservation area. Paragraphs 1.19 and 1.20 of the Council's 2001 planning guidance, 'Guide to extensions and alterations to private dwelling houses', offers advice on dormer windows. It states that as a general rule dormers should not extend across more than one third of the roof space and should not dominate the existing roof. It advises two smaller dormers rather than one large dormer. It does not encourage dormers that face to the front of the property, unless they are small in scale and in keeping with the style of the property.

4.3 The dormers proposed comply with the advice in the Council's 2001 planning guidance. The dormers are sympathetic in their design and scale to the main dwelling. Pitched roofs to the dormers would not be appropriate given the age of the building.

4.4 This unlisted property has been much altered from its original state, as the letters from the local residents highlight, and being noticeably short at only two storeys high, the aspiration to three storeys is not considered to be alien or detract from the character and appearance of adjacent historic buildings, the conservation area nor the locality in general. The Conservation Officer has been consulted and raises no objections on the basis of the exceptional nature of the building.

4.5 The dormers would not adversely affect the amenity which neighbouring residents could reasonably expect to enjoy, in terms of the potential for overlooking.

4.6 Reference has been made to the proposed changes in 12B as part of an application in 2000, which precedes the Council's guidance. This application approved the rebuilding of the front bay window and dormers on the rear roof slope, though it originally proposed the creation of a mansard roof at the rear. Officers' understanding from the letter of the owner of no.12B is that she had wanted to raise the height of the property to a full three storey to match the rest of the terrace row, but was advised against this by the Council. This alteration is considered to be substantially different to the current proposal for the erection of two dormers within the existing roof slope.

5.0 CONCLUSION

5.1 In light of the above, the application is recommended for approval.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years

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

Unnumbered floor plans dated 7.12.06 and received 8.12.06;
Modified drawing 1 and drawing 2 dated 4.1.07 and received 5.1.07;

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.

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 design, the impact on the character and appearance of the area and New Walk/Terry Avenue Conservation Area. As such the proposal complies with Planning Policy Guidance Note 15: Planning and the Historic Environment, Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995), Policies GP1, H7, HE2 and HE3 of the City of York Draft Local Plan (incorporating 4th set of changes, April 2005) and the City of York Council 'Guide to extensions and alterations to private dwelling houses', March 2001.

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