

COMMITTEE REPORT

Committee: East Area
Date: 17 May 2007

Ward: Heworth
Parish: Heworth Planning Panel

Reference: 07/00607/FUL
Application at: 32 Sefton Avenue York YO31 9LR
For: Single storey pitched roof side extension
By: Mrs Curtis
Application Type: Full Application
Target Date: 10 May 2007

1.0 PROPOSAL

1.1 The site comprises a detached, hip-roofed bungalow with attached, flat-roofed garage. To the side is a ginnel bounded on each side by a mature hedge. The site lies in a quiet residential street.

1.2 The proposal is to demolish the garage and replace it with a single-storey, hip-roofed extension approximately 4.6m by 3m to provide a study.

1.3 The application is before members because the applicant is an employee of the council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Floodzone 2 Flood Zone 2 CONF

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal
None.

3.2 External
Parish Council - No objections.
Public Consultation - No response.

4.0 APPRAISAL

4.1 Key Issues
Visual appearance.
Neighbour amenity.

4.2 Visual appearance
The design and appearance are in keeping with the character of the existing building and are acceptable subject to matching materials being used.

4.3 Neighbour Amenity
The extension would be small in scale and approximately 6m from the adjacent dwelling. It would cause no overlooking or other significant impact on the adjacent occupiers.

5.0 CONCLUSION

The proposal accords with policies GP1 and H7 of the local plan and is acceptable.

6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the approved un-numbered plans received 15 March 2007 or any plans or details subsequently agreed in writing by the Local Planning Authority as an 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 interests of acknowledged importance, with particular reference to visual appearance and neighbour amenity. As such the proposal complies with policies GP1, and H7 of the City of York Local Plan Deposit Draft.

Contact details:

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