

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 22 May 2007

**Ward:** Acomb  
**Parish:** Acomb Planning Panel

**Reference:** 07/00452/FUL  
**Application at:** 9 Fellbrook Avenue York YO26 5PT  
**For:** Two storey side extension and one and two storey rear extension  
**By:** Mrs T J Hegarty  
**Application Type:** Full Application  
**Target Date:** 23 April 2007

### 1.0 PROPOSAL

1.1 The application is for a two storey side extension and a one and two storey rear extension.

1.2 The semi-detached dwelling is set within a large plot on a street which has a uniform character gained by the regular spacing of the dwellings. There is an existing large extension to the rear of the dwelling, and a flat roofed sectional garage.

1.3 This application comes before committee at the request of Cllr. Simpson-Laing.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 23/03/2007

Site Notice - N/A  
Press Advert - N/A  
Internal/External Consultations - Expires 23/03/2007

8 WEEK TARGET DATE 23/04/2007

### 3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

### 3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

ACOMB PLANNING PANEL - Object

- No provision for car parking other than the front of the property
- No external access to the rear of the property

### 2 LETTERS OF OBJECTION

- The proposed extension would be imposing and overbearing, by virtue of size, proximity and scale
- Would cause a overshadowing, a loss of light
- Large east elevation would be overbearing leading to a reduction in residential amenity
- Impact on the character of the dwelling and the area
- Maintenance to the side elevation would require access over neighbouring property
- Proposal would be over the 20% rule
- Other examples in the street impacting on the on-street parking
- Neighbouring property were advised to reduce the depth of their rear extension

## 4.0 APPRAISAL

### 4.1 RELEVANT SITE HISTORY

None

### 4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001

### 4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property

### 4.4 ASSESSMENT

#### PLANNING POLICY

4.4.1 Policy GP1 'Design' of the City of York Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or

enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.4.2 Policy H7 'Residential Extensions' of the City of York Development Control Local Plan sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.4.3 The City of York Council supplementary planning guidance - Guide to extensions and alterations to private dwelling houses (2001) states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. The scale of the new extension should not dominate the original building. Where a street has a well-defined building line it should be retained, It is suggested that side extensions should be set back at least 0.5 metres from the front of the building. Generally roofs that reflect the pitch and style of the existing roof are encouraged. Issues of privacy for neighbours and for users of the conservatory will be important and obscure glazing should be considered for windows that face neighbours property or gardens. Alternatively solid sides to the conservatory can be used. Side extensions should be sympathetically designed to appear subservient to the main dwelling. Their appearance will be improved if the extensions are set back from the main building. It is important that the design of the side extension takes into account the height of the new building in relation to the distance from the neighbouring properties. Extensions, which go up to the property boundary, may result in a 'terracing effect'. This tends to occur where a two storey side extension is added to a semi-detached house and than the neighbouring house carries out a similar extension. It is exacerbated when the ridgeline continues at the same level and there is a continuation along the building line. If the spaces between houses become filled by side extensions in this way it can alter the character of an area. The 'terracing' effect can be avoided by leaving sufficient space between the extension and the side boundary of about one metre. The extension should be set back from the original building line (by at least 0.5 metres) and have a lower ridge height thus providing a break in the street frontage

## VISUAL IMPACT ON THE DWELLING AND THE AREA

4.4.4 The proposed side extension is built out to the side boundary with 7 Fellbrook Avenue. There are other examples within the street of two storey side extensions. The dwellings within the street have a uniform appearance and whilst the side extensions do impact to an extent on the character of the street, it is considered that this is an established pattern of development in the area. The proposed side extension together with the number of side extensions in the street are not

considered to cause undue harm to the street scene. The closure of the gaps between the dwellings whilst not maintaining the original character of the street is not deemed harmful enough to the visual amenity of the dwelling and character of the street to warrant refusal.

4.4.5 Whilst the proposed extensions are large and to an extent overwhelm the original character of the dwelling when viewed from the rear, it is not considered to cause undue harm to the appearance and character of the street scene. From the street the side extension has an element of subservience - it is set down in height and set back from the front of the building by 0.5 metres and is similar to other two storey side extensions in the street.

4.4.6 The side extension would create a large blank side elevation of 9.9 metres facing 7 Fellbrook Avenue. Outlook will be restricted to some extent although the impact will be minimal taking into account the existing relationship between the buildings. Whilst there is an argument that it could be considered overbearing to 7 Fellbrook Avenue the windows looking onto it are secondary and when viewed from their rear garden the tall garage belonging to 7 Fellbrook Avenue would partially screen any view.

4.4.7 There is an area of hardstanding to the front of the existing dwelling, which will accommodate two vehicles following the loss of the existing drive and garage. Highways Network Management do not have any concerns regarding the proposed development.

#### IMPACT ON NEIGHBOURING PROPERTY

4.4.8 The proposed side extension would be built up to the side boundary of the adjacent property, 7 Fellbrook Avenue has four windows in this elevation the first floor windows are to bathrooms and the ground floor windows are secondary windows to the kitchen. The kitchen also has a north facing main window, which overlooks the rear garden. Light will already be restricted to the side windows at certain times of the day due to the position of the applicant's dwelling. The two storey element will mainly impact on the windows in the kitchen to which light is already largely restricted for a large part of the day.

4.4.9 The two storey rear extension would not bisect the 45 degree line, if drawn from the centre point of the rear kitchen window, and as such it is considered that the extension would not have any detrimental effect sufficient enough to warrant refusal to 7 Fellbrook Avenue.

4.4.10 The single storey rear extension would protrude 6 metres from the rear elevation. The property has previously been extended with a large conservatory. This would be removed and a single storey extension of 3 metres in depth is proposed with a maximum height of 3.8 metres. The existing conservatory would be moved to the rear of this extension and the overall depth of the single storey element would be 6 metres. This is significantly more than the recommend depth of 3 metres. However the neighbouring property (11 Fellbrook Avenue) has an existing single storey extension adjacent which is three metres in depth (including the bay window/door) this results in only the conservatory which extends further than the

neighbouring extension (this has a depth of 3 metres). There is not considered to be a loss of outlook as there is an existing 1.8 metre high fence and mature planting marking the boundary (and also creating screening), the proposed conservatory is a low height - 2.7 metres and therefore is not considered to cause any overshadowing, loss of light, or loss of privacy to the rear windows of 11 Fellbrook Avenue.

4.4.11 The two storey extension wraps round onto the rear elevation and would protrude 3 metres, and be 4.9 metres in width. The two storey rear extension would be 3.8 metres from the side boundary with 11 Fellbrook Avenue and is not considered to impact on the residential amenity of the occupants of No. 11.

## **5.0 CONCLUSION**

5.1 The proposed extensions are not considered to have a detrimental impact upon the streetscene or the character of the dwelling. Neither are they considered to cause undue harm to the residential amenity of the occupants of 7 Fellbrook Avenue or 11 Fellbrook Avenue. Approval is recommended.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

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

Drawing Number HFA/02 received 26 February 2007  
Drawing Number HFA/04 received 26 February 2007  
Drawing Number HFA/05 received 26 February 2007  
Drawing Number HFA/06 received 26 February 2007;

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.

- 2 TIME2

- 3 VISQ1

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no additional windows other than those shown on the approved plans shall be constructed.

Reason: As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

## **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 the residential amenity of the neighbours, and the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses".

#### **Contact details:**

**Author:** Victoria Bell Development Control Officer

**Tel No:** 01904 551347