

## COMMITTEE REPORT

**Committee:** West & City Centre Area    **Ward:** Rural West York  
**Date:** 22 March 2007    **Parish:** Copmanthorpe Parish Council

**Reference:** 07/00162/FUL  
**Application at:** 10 Hatters Close Copmanthorpe York YO23 3XQ  
**For:** Two storey pitched roof side extension and single storey rear extension (resubmission)  
**By:** Mr P Hagues  
**Application Type:** Full Application  
**Target Date:** 22 March 2007

### 1.0 PROPOSAL

1.1 The application is for a two storey pitched roof side extension and single storey rear extension. The application is a revision on the previously approved application - 06/02156/FUL (approved by West and Centre Sub Planning Committee - 21/12/2006)

1.2 The detached dwelling is set within a suburban street with regular uniform character and spacing. There are at least two other examples of two storey side extensions within the street and numerous others in the surrounding streets.

1.3 The application comes before committee because the applicant's partner works for the City of York Council.

### 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 16/02/2007

Site Notice - N/A

Press Advert - N/A

Internal/External Consultations - Expires 16/02/2007

8 WEEK TARGET DATE 22/03/2007

#### **3.2 INTERNAL CONSULTATIONS**

HIGHWAY NETWORK MANAGEMENT - No objections, as the proposed drive will be less than 6 metres a non-protruding garage door should be fitted

#### **3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS**

COPMANTHORPE PARISH COUNCIL - No comment

### **4.0 APPRAISAL**

#### **4.1 RELEVANT SITE HISTORY**

06/02156/FUL - Two storey pitched roof side extension and single storey rear extension - Approved at West and Centre Sub Planning Committee on 21/12/2006

#### **4.2 ADDITIONAL PLANNING POLICY**

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

Copmanthorpe Village Design Statement, 2003

#### **4.3 KEY ISSUES**

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

#### **4.4 ASSESSMENT**

##### **PLANNING POLICY**

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.

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.

The Copmanthorpe Village Design Statement states in its design guidelines that extensions be set back from the plot boundaries and retain the right to light and privacy of the occupants of the neighbouring dwellings. The siting of proposed side extensions should avoid locations that link one house to its neighbour to create a terraced effect. The guidelines also state that proposed extensions should be set back and the height set down from the main building.

#### VISUAL IMPACT ON THE DWELLING AND THE AREA

The proposal is for a two storey side extension and a single storey extension to the rear of the side extension. Any potential terracing effect is reduced by the proposed side extension being set back 0.5 metres. The proposed side extension does have an element of subservience to the main dwelling despite the proposed side extension not being set down in height from the original roof ridge (there are similar examples in the surrounding area). The difference between this application and the previous approved application (06/02156/FUL) is the difference in the styles of the roof. The roof in this proposal is of a simpler design to the benefit of the appearance of the dwelling.

There are other examples within the street and in the surrounding streets 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.

#### IMPACT ON NEIGHBOURING PROPERTY

The proposed side extension would not cause any further loss of privacy to occupants of surrounding dwellings. Neither would the proposed side extension cause any loss of light to the surrounding dwellings.

The proposed rear extension would extend 0.5 metres further than the existing garage, and is of the same proportions and same siting within the plot to what has been allowed to the rear of 9 Hatters Close. There will be overshadowing already

caused by the existing garage, the increase in height from the pitched roof is not considered to cause any further significant overshadowing to the ground floor principal rooms of 9 Hatters Close.

The proposed side extension allows two off road parking spaces one in the garage and one on the driveway and therefore fulfils the parking requirements of Highways Network Management.

## 5.0 CONCLUSION

5.1 The proposed two storey pitched roof side extension and single storey rear extension would comply with planning policy, and the visual and residential amenity requirements of the area. Approval is recommended.

## 6.0 RECOMMENDATION: Approve

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

Drawing Number 06-024-012 Revision A, received 25 January 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.

- 5 Notwithstanding the approved plans a large scale drawing (1:20) showing the roof detail and guttering where it abuts the adjacent property (9 Hatters Close) including measured details of that property shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved drawing.

Reason: To ensure that the roof and gutter detail can be built as shown in the interest of the visual amenity of the area and the living conditions of the adjacent property.

## **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, 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" and Guidelines 2, 3 and 4 of the extension and infill development guidelines in the Copmanthorpe Village Design Statement (2003).

#### **Contact details:**

**Author:** Victoria Bell Development Control Officer

**Tel No:** 01904 551347