

COMMITTEE REPORT

Committee: East Area
Date: 11 April 2007

Ward: Hull Road
Parish: Hull Road Planning Panel

Reference: 07/00376/FUL
Application at: 43 Yarburgh Way York YO10 5HD
For: Single storey pitched roof side extension
By: Mr And Mrs S Clarkson
Application Type: Full Application
Target Date: 13 April 2007

1.0 PROPOSAL

This application seeks planning permission for a single storey pitched roof side extension at 43 Yarburgh Way. The application site is a detached house which has previously been developed through a rear conservatory and a side garage.

This application is being heard at Committee as an application on the same site (07/00379/FUL) is being considered after being called in by Cllr Moore and Cllr Simpson-Laing.

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:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections.

3.2 External

Hull Road Planning Panel - Object on the following grounds:

- the length of the proposal is disproportional in relation to the dimensions of the existing property;
- the proposed development projects some distance to the rear resulting in the removal of amenity space;
- the proposed extension projects in front of the existing property detracting from the visual amenity of the area;
- the paving of the front garden to provide parking spaces detracts from the visual amenity of the area and provides insufficient space for the possible number of vehicles at this property which is clearly intended to be a multi occupancy dwelling;
- the proposed development has the potential to accommodate 8 tenants;
- the Panel are of the opinion that the study and garden room are intended to be bedrooms. There are examples of this being done in this area previously;
- the proposed cycle store at the front of the property will be an eyesore to all people passing by;
- the site plan does not agree with the floor plans;
- there is no bin storage provided, bins are likely to therefore be stored at the front of the property and will be an eyesore to all people passing by;
- a new access would be required in order to utilise the parking space;
- the proposed development would remove yet another family house from the pool of family housing with gardens which York already suffers from a shortage of;
- this development is regarded as a commercial venture which would be of no benefit to Badger Hill.

Neighbours - Three letters of objection received. These were from 28 and 30 Yarbrough Way and 35 Deramore Drive. The following comments raised:

- it is likely that the house would be used as a HMO for students;
- neighbouring houses are already student lets and if approved this would create too high a concentration of students in a small area changing the character of the street and causing noise and parking issues;
- the plans for the ground floor look very similar to those submitted for 41 Yarbrough Way which is currently applying for retrospective permission to create a HMO;
- if it is a student house they are likely to spend more time in the house than a family would leading to more overlooking of neighbouring properties;
- student accommodation on Badger Hill is getting too high;
- the application site took along time to sell which was probably because it is next door to two student properties and families do not want to move in;
- student houses are often not very well maintained which is making the estate unsightly;
- the houses are being extended to such a size that family's are never likely to move back into these properties which could have a detrimental impact on the value of local houses;
- there have already been problems with the level of noise from existing student houses.

4.0 APPRAISAL

4.1 Key Issues:

- Visual Impact on the Street Scene
- Living Conditions of Neighbours

4.2 Local Plan Policy GP1 states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings. The design of any extensions should ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Local Plan Policy H7 states that the design and materials should be sympathetic to the main dwelling and the locality of development. The design and scale should be appropriate in relation to the main building and there should be no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that the basic shape and size of the extension should be sympathetic to the design of the original house.

4.5 Visual Impact on the Street Scene - The proposed extension has a hipped roof and would appear in keeping with the main house. There are a number of extensions in the area including two storey extensions at 41 and 45 Yarburgh Way. The revised plan incorporates a set back of the extension from the front of the house which would make the extension appear subservient to the main house. It is considered that the extension would not cause harm to the appearance of the dwelling or the character of the area. Bicycle storage hoops are proposed within the front garden of the property. Bicycle storage hoops would not require planning permission at a dwelling house and therefore the visual impacts or practical use of the hoops are not a consideration within this application.

4.6 Living Conditions of Neighbours - The proposed extension protrudes beyond the rear of the main house but in line with the existing conservatory. The extension is approximately 0.6 m off the property curtilage boundary with 41 Yarburgh Way. Whilst the proposed extension extends significantly beyond the rear of number 41 it is considered that there would not be any significant harm to the living conditions of the residents of this property. The outside wall of the proposed extension would only be a fraction over 2 m in height. It is worth noting that a means of enclosure that was 2 m in height could be erected without planning permission in this location. 41 Yarburgh Way only has one small window in its side elevation which is secondary in nature. It is considered that a single storey extension close to this window would not harm the living conditions of neighbours significantly.

4.7 Concerns of Neighbours - Who occupies a dwelling house is not a planning consideration. Neighbours have expressed concerns about the level of student occupancy in surrounding area; this is not a consideration for this application. The proposed layout plan shows four bedrooms in the property and thus it is not a HMO. If the property was to become a HMO a further application would need to be submitted and the impacts of a HMO on the surrounding area would be assessed at that stage (as they are on application 07/00379/FUL).

5.0 CONCLUSION

No significant harm to the amenity of neighbours or the street scene.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2

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

Revised plans

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.

3 VISQ1

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 the impact on the street scene and the living conditions of neighbours. As such the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan.

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