

Neighbours - No comments received

4.0 APPRAISAL

4.1 Key Issues

- Design
- Impact upon neighbours amenity

4.2 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the NPPF.

4.3 The relevant City of York Council Local Plan Policies are H7 and GP1. Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft 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 the 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 Policy GP1 'Design' of the City of York Local Plan Deposit Draft 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.

4.5 Advice contained within the National Planning Policy Framework, March 2012 states that 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

4.6 The application site is a traditional semi-detached house located in a row of mixed house types along Beech Grove, Acomb. The scheme seeks permission for the erection of a single storey rear extension. The extension is relatively large measuring 4.5m in depth and approximately 4.9m wide. It would have an eaves of approximately 2.6m and would be constructed with a central ridge measuring approximately 3.8m high. It would be inset from the shared boundary by 0.5m

allowing for a replacement fence to be erected and the existing boundary hedge to be retained.

4.7 As stated the extension is relatively large. However, the inset from the boundary would allow some relief to the neighbours. Existing natural boundary treatment is to be retained and a new fence erected which would mask the majority of the extension. Furthermore, the pitch of the roof is low reducing the impact further. The orientation mean that the extension lies directly south of the adjoined neighbour. In addition the land to the rear sloped down from the rear elevation of the dwelling, but this is the same for the adjoined property. As such the extension has been slightly built up the rear section in order to create a level internal floor. This results in a higher rear elevation. However, it is considered that the boundary treatment would mask the majority of the extension and prevent any over-dominance.

4.8 There would be no detrimental impact upon the opposite neighbour due to the degree of separation and the presence of the existing garage along the boundary which masks the extension from view. Adequate amenity space would be retained within the site.

5.0 CONCLUSION

5.1 It is considered that the proposed extension would not have any detrimental impact upon the neighbours to a degree that would warrant a refusal. The design is considered acceptable and officers recommend approval.

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing numbers W12-01, W12-02 and W12-03 received 30th April 2012

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 Matching materials -

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 effect on residential amenity and the impact on the streetscene. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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