

COMMITTEE REPORT

Date: 30 November 2021 **Ward:** Strensall
Team: East Area **Parish:** Earswick Parish Council
Reference: 21/01755/FUL
Application at: 27 Lock House Lane Earswick York YO32 9FT
For: Link extension to side, raising of roof height to side and garage to provide upper floor, front and rear extensions to garage. Single storey extensions to front, single storey extension to rear with terrace above, and dormer to rear.
By: Adrian And Helena Barraclough
Application Type: Full Application
Target Date: 9 December 2021
Recommendation: Approval

1.0 PROPOSAL

1.1 This application seeks permission for various additions to a two storey detached dwelling in Earswick. The proposed scheme includes:

- Single storey front extension to form an entrance hall and open porch.
- Single storey rear extension, spanning the space between two existing rear offshoots, with terrace above accessed from the first floor of the existing dwelling.
- Dormer to the rear roof slope of the existing house.
- One-and-a-half storey side extension to the main dwelling, linking the house to an existing detached garage. This extension would incorporate a dormer to the rear and a dormer to the front roof slope.
- Existing garage extended to the front and rear and increased in height, with a dormer to the side and a dormer to the rear roof slope, to facilitate additional accommodation within the additional roof space.

1.2 The application has been called in to sub-committee by Cllr. Doughty, on the grounds of visual amenity and over-development of the site.

1.3 Property History

- 02/03454/FUL – Single storey pitched roof extension to detached garage. Approved 10th Feb 2003.

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- 09/01603/FUL – Erection of single storey pitched roof side extension. Approved 29th Sep 2009.

2.0 POLICY CONTEXT

City of York Publication Draft Local Plan 2018

D11 – Extensions and Alterations to Existing Buildings

2.1 The Publication Draft Local Plan 2018 for the City of York ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the Local Plan took place in December 2019. In accordance with paragraph 48 of the NPPF the 2018 Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of conformity of the relevant policies in the emerging plan with policies in the previous NPPF (published March 2012).

Draft Development Control Local Plan 2005

H7 – Residential Extensions

2.2 The Development Control Local Plan (DCLP) was approved for development control purposes in April 2005. Its policies are material considerations when they are in accordance with the NPPF although it is considered that their weight is very limited.

3.0 CONSULTATIONS

Public Protection

3.1 The site is not located in a Smoke Control Area, therefore the wood burning stove to be installed in connection with the proposed chimney would not have to comply with the Clean Air Act with regards to smokeless fuel or the appliance being exempted. However, the installation would have to be fitted to the manufacturer's standard and the chimney installed so as to allow for the adequate dispersal of the products of combustion, to ensure that the emissions do not cause a nuisance/affect the amenity of the neighbouring properties.

3.2 Objected to the proposals on the following grounds:

- Overdevelopment – the property has been extended on various previous occasions.
- Visual amenity – the scale of the extension would be overpowering and too dominant within the streetscene. The proposed front extension would take it beyond the existing building line.

Foss (2008) Internal Drainage Board

3.3 The Board has assets in the wider area in the form of River Foss. This watercourse is known to be subject to high flows during storm events. The Board commented on the application, setting out their guidelines for any increase in surface water discharge as a result of the proposed works, and where their consent would be required.

4.0 REPRESENTATIONS

4.1 None received.

5.0 APPRAISAL

KEY ISSUES

5.1 Impact on the dwelling and character of the surrounding area; impact on neighbour amenity.

POLICY CONTEXT

5.2 The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies, and at its heart is a presumption in favour of sustainable development. Paragraph 130 (NPPF Chapter 12, 'Achieving Well-Designed Places') states that planning policies and decisions should ensure that developments will achieve a number of aims, including that they are sympathetic to local character, surrounding built environment and their landscape setting. The NPPF also places great importance on good design. Paragraph 134 says that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

2018 Draft Local Plan

5.3 Policy D11 (Extensions and Alterations to Existing Buildings) states that proposals to extend, alter or add to existing buildings will be supported where the design responds positively to its immediate architectural context, local character and history in terms of the use of materials, detailing, scale, proportion, landscape and space between buildings. Proposals should also sustain the significance of a heritage asset, positively contribute to the site's setting, protect the amenity of current and neighbouring occupiers, contribute to the function of the area and protect and incorporate trees.

2005 Development Control Local Plan

5.4 Draft Local Plan Policy H7 concerns Residential Extensions, and states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality of the development; (ii) the design and scale are appropriate in relation to the main building; (iii) there is no adverse effect on neighbour amenity; (iv) proposals respect the spaces between dwellings; and (v) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

House Extensions and Alterations Supplementary Planning Document (2012)

5.5 The SPD provides guidance relating to such issues as privacy, overshadowing, oppressiveness and general amenity as well as advice which is specific to the design and size of particular types of extensions, alterations and detached buildings. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the street-scene. Furthermore, proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook.

5.6 Paragraph 7.4 of the SPD states that extending forward of a street's building line should be avoided, but that in exceptional circumstances it is appropriate, for example where the building line is not well defined. Section 11, which contains advice relating to front extensions, makes clear that front extensions are normally most suitable for detached properties that are set back from the road, or where the street has no established building line (paragraph 11.2)

5.7 Paragraph 12.2 advises that, if not sensitively designed and located, side extensions can erode the open space within the street and create an environment that is incoherent and jumbled. Paragraph 12.4 states that unduly wide extensions

should normally be avoided, unless they have been designed to successfully harmonise with the architectural features of the original property.

5.8 Paragraph 13.2 advises that regard must be paid to the impact of a single-storey rear extension on sunlight, its relationship to windows and the height of the proposed structure.

ASSESSMENT

Impact on the dwelling and character of the surrounding area

5.9 The proposed front extension and open porch would be of a reasonable scale in the context of the existing dwelling, and of an appropriate design. The house has a generously sized front garden, and the extension would be well away from all boundaries, the arrangement of the host dwelling and its neighbours is such that there is no established building line along this part of Lock House Lane. This element of the proposals is not prominent within the streetscene and is not considered to cause visual harm.

5.10 The proposed rear extension would extend between two existing single storey rear offshoots and would be of a reasonable scale and design in the context of these additions and the rear elevation of the original house. The proposed roof terrace above the proposed extension would be in keeping with the spacious and residential character of the surrounding area, and the structure as a whole would not be unduly prominent, being well distanced from the rear boundary and well screened from the public open space to the rear.

5.11 The proposed dormer to the rear roof slope of the main house would be of a reasonable scale and design, and sited well within the confines of the existing roof. This element of the scheme is not considered to harm the character of the dwelling or the wider area.

5.12 The proposed development to the south east side of the main house would serve to enlarge the existing detached garage and link it to the main dwelling by way of a wide, one and a half storey pitched roof side extension. The existing garage has previously been extended to the rear. The proposed development would enlarge the outbuilding further so as to house a garage, entertainment area and home office, with bedroom and en-suite within the roof space. This additional accommodation and living space would be linked to the main house on the ground floor by an entrance corridor leading from the front of the dwelling to the rear, and at first floor level by a living room and kitchenette.

5.13 The proposed side extension and garage extensions would be adequately subservient to the main house in terms of height, and of a sympathetic pitched roof, gable ended design. The primary elevation of the enlarged garage would be set behind that of the main house, and would not impact upon any established building line within the wider street. The footprint of the proposed development would not be significantly larger than that of the existing outbuilding, and the roof of the extension has been designed so as retain a degree of spacing between the development, the side boundary and the nearby dwelling at no.25. The proposals would remain in keeping with the character of the wider estate, and would be set well back from the front of the driveway and the part of the curtilage closest to the road, limiting their prominence when viewed from the street. At the rear, the extension would not be unduly prominent when viewed from the open public space to the west.

5.14 The proposed dormers to the front, side and rear of the proposed side and rear extension would be of a reasonable scale and design and would be in keeping with the character of the existing dwelling and the wider area.

5.15 As a whole, the proposed development is not considered to constitute overdevelopment at the site. The dwelling sits within a large garden, and the additions, although sizeable, would not appear dominant within the plot nor significantly reduce the available outdoor amenity space.

5.16 The additional accommodation that would result from the proposed development would be ancillary to the existing dwelling, accessed through the main house, and is not considered to contribute to any overdevelopment of the plot.

Impact on neighbour amenity

5.17 The proposed side extension would be of a reasonable height close to the boundary with no.25, and would project towards the largely blank side elevation of the neighbouring property. No windows to habitable rooms would be affected, and the extension would not project beyond the rear elevation of the neighbouring house, which is set at an angle to the host dwelling. The front projection of the garage extension would protrude beyond the line of the front elevation of the neighbouring house, by virtue of this angled arrangement, but would remain at an oblique angle to the bay windows at the front of no.25 and is not considered to have any undue impact on outlook or light.

5.18 The proposed rear dormers to the main roof of the house and the proposed side and rear extension, and the roof terrace to the rear of the main house, are not considered to cause harm to the amenity of any neighbouring house. Each element would be well distanced from the rear boundary of the garden and would overlook the open space to the rear of the site rather than any neighbouring gardens.

Drainage

5.19 The scale of the proposed development is not considered significant in drainage terms and any additional surface water run-off would be difficult to effectively to attenuate. In these circumstances drainage details can be dealt with under Building Regulations. An informative is proposed to inform the applicant of the need for the Board's consent for any discharge in any watercourse within the Board's District.

6.0 CONCLUSION

6.1 The proposal is considered to be appropriately designed and not to harm the appearance of the streetscene or residential amenity. It would comply with the National Planning Policy Framework (2021), policy D11 of the Publication Draft Local Plan 2018, policy H7 of the 2005 Draft Local Plan, and advice contained within Supplementary Planning Document 'House Extensions and Alterations' (Dec. 2012).

7.0 RECOMMENDATION: Approval

1 TIME2 Development start within three years

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

Drawing No. MAHB 8 (Received 27th July 2021) - Proposed Site Block Plan

Drawing No. MAHB 2 (Received 20th July 2021) - Proposed Plans

Drawing No. MAHB 4 (Received 20th July 2021) - Proposed Elevations

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

8.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) and having taken account of all relevant national guidance and local policies,

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considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

2. CONSENT - DISCHARGE

Under the Board's Byelaws, the written consent of the Foss (2008) Internal Drainage Board is required prior to any discharge, or increase in the rate of discharge, into any watercourse (directly or indirectly) within the Board's District.

3. ADVICE ON APPROPRIATE USE OF FUEL

The application property is located outside of a smoke control area and as a result any fireplace does not have to comply with the Clean Air Act with regards to smokeless fuel or the appliance being exempted.

However, the flue/chimney serving the heating appliance must be installed so as to allow for the adequate dispersal of the products of combustion, to ensure that the emissions do not cause a nuisance/affect the amenity of the neighbouring properties. The chimney to the side extension must be designed and sited so as to comply with The Building Regulations 2000 (See approved Document J).

The applicant may also want to consider installing an "exempt fireplace" or that any fuel burnt is an authorised fuel as defined by the Clean Air Act 1993, in order to prevent smoke being emitted from the chimney. For details of exempt appliances or authorised fuels for use in smoke control areas please visit <http://smokecontrol.defra.gov.uk/>.

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