

COMMITTEE REPORT

Committee: East Area
Date: 15 March 2007

Ward: Derwent
Parish: Dunnington Parish Council

Reference: 07/00218/FUL
Application at: 35 Common Road Dunnington York YO19 5NG
For: Replacement conservatory to rear
By: Mr And Mrs Greenwood
Application Type: Full Application
Target Date: 3 April 2007

1.0 PROPOSAL

Demolition of a lean-to conservatory (measuring 3.8m x 2.6m x 2.4m) and replacement with a pitch-roofed, orangery-style conservatory (4.2m x 3.1m x 2.9m to the ridge). The proposed conservatory would be made of UPVC-covered aluminium and sit on a brick plinth to match the existing house.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Dunnington Conservation Area

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE2
Development in historic locations

CYHE3
Conservation Areas

3.0 CONSULTATIONS

3.1 Internal

Urban Design & Conservation - Given that the rear elevation is not a public elevation, the design of the proposed conservatory is acceptable.

3.2 External

Dunnington Parish Council - No objections.

Public Consultation - No comments have been received.

4.0 APPRAISAL

4.1 This application is before the Committee because the applicant is a member of the Council.

4.2 Key Issues

Visual appearance.

Impact on the conservation area.

Neighbour amenity.

4.3 The Application Site

Semi-detached bungalow with large dormers front and rear and a forward-facing 2-storey extension. To the rear is a flat-roofed, single-storey extension that mirrors an extension behind the attached dwelling at No.33. The conservatory to be demolished lies immediately behind the flat-roofed extension.

4.4 Visual Appearance

The design and appearance are in keeping with the character of the existing building and are acceptable subject to matching materials being used.

4.5 Impact on the Conservation Area

The existing conservatory does not need consent and does not make a positive contribution to the character of the conservation area. The proposed conservatory is small in scale and in a secluded location, hidden from the public highway and any other public viewpoints. The works would have no material impact on the character of the conservation area.

4.6 Neighbour Amenity

The conservatory would be largely screened from the nearest neighbouring occupiers by a 1.8m close-boarded fence. Despite the conservatory's increased depth compared to the existing conservatory the impact on the adjacent occupiers would be negligible.

5.0 CONCLUSION

5.1 The proposal accords with relevant policies of the City of York Local Plan Deposit Draft and is acceptable.

6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the approved plans numbered 14796/01 or any plans or details

subsequently agreed in writing by the Local Planning Authority as an 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. 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 visual appearance, impact on the conservation area and neighbour amenity. As such the proposal complies with policies GP1, H7, HE2 and HE3 of the City of York Local Plan Deposit Draft.

Contact details:

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