

COMMITTEE REPORT

Date: 14 February 2013 **Ward:** Acomb
Team: Householder and **Parish:** Acomb Planning Panel
Small Scale Team

Reference: 12/03627/FUL
Application at: 57 Woodlea Avenue York YO26 5JX
For: Erection of porch to front
By: Mr & Mrs Chris Gunnee
Application Type: Full Application
Target Date: 6 February 2013
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 Planning permission is sought for the erection of a porch on the principal elevation of this semi-detached property. The proposal would measure approx 2.9 metres in total height reducing to approx 2.7 metres at the eaves height by approx 1.8 metres in length and approx 3.0 metres in width. The application site is a semi-detached dwelling, with a single storey side extension and located within an area of similar property styles. Planning permission is required because the area of the porch when measured would exceed 3 square metres.

1.2 This application is to be determined by the West and City Centre Area Planning Sub Committee because the applicant is a council employee.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175
DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1 Design
CYH7 Residential extensions

3.0 CONSULTATIONS

3.1 Acomb Planning Panel - no comments received.

3.2. Neighbour notification letters sent 18.12.2012 period expired on 08.01.13 - no comments received.

4.0 APPRAISAL

4.1 KEY ISSUES:

1. Impact on the existing dwelling.
2. Impact on neighbours.
3. Impact on the surrounding area

The relevant polices and guidance:

4.2 THE NATIONAL PLANNING POLICY FRAMEWORK (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). It 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 (paragraph 56). It states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).

4.3 DRAFT LOCAL PLAN POLICY CYH7 - states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.4 DRAFT LOCAL PLAN POLICY CYGP1 - sets out a series of criteria that the design of development proposals is expected to meet. These include requirements to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.5 SUPPLEMENTARY PLANNING GUIDANCE 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that a porch extension

should be of a simple design and of a size which does not dominate the front elevation. The shape and materials should reflect the character of the main building, including the style of doors and windows. A pitched roof to the porch should be used.

DESIGN & VISUAL AMENITY:

4.6 In terms of design the proposed porch would infill an area between the original ground floor window and external doorway of approximately 3.0 metres in width, incorporating a mono pitch roof, constructed of brick elevations and a tiled roof. It would extend forward of the main entrance by approximately 1.8 metres, thus making the new structure more prominent in the neighbourhood. However, it would still retain a satisfactory set back from the public highway. In terms of visual amenity the surrounding area is characterised by various styles of two storey dwellings, some with noticeable side extensions and flat roof car ports situated with marginal set backs. On this basis the proposal would accord with the general pattern of frontage development established by the surrounding properties.

NEIGHBOUR AMENITY:

4.7 The proposed porch by virtue of its position would have little or no impact on neighbour amenity.

5.0 CONCLUSION

5.1 It is considered that the proposal is acceptable in terms of size and scale and would not cause undue harm to the living conditions of nearby neighbours. Thus the proposal would comply with policies H7 (Residential Extensions) and GP1 (Design) of the Draft Local Plan.

6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Plans submitted on 11/12/12
- 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 street scene. As such the proposal complies with Central Government advice contained within the National Planning Policy Framework (March 2012), 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.

2. 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 (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, 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.

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