



CYGP1  
Design

CYH7  
Residential extensions

### **3.0 CONSULTATIONS**

#### 3.1 Internal

None

#### 3.2 External

Heworth Without Parish Council - No objections

Neighbours - No replies received

### **4.0 APPRAISAL**

#### 4.1 Key Issues:-

- impact on streetscene
- impact on residential amenity

### **THE RELEVANT POLICIES AND GUIDANCE**

4.2 PLANNING POLICY STATEMENT 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

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 are 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; and (iii) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 The Council's Supplementary Planning Guidance "Guide to Extensions and Alterations to Private Dwelling Houses" states that generally roofs that reflect the pitch and style of the existing roof are encouraged. Generally this will be in the form of a pitched roof that will match the main property. Generally, flat roofs are not appropriate on most extensions. There may be cases where the style of a building suggests that a flat roof would be the best option in terms of design, where a flat roof overcomes potential problems with overshadowing, or where it is not practicable to construct a pitched roof.

#### IMPACT ON THE STREETSCENE

4.5 Although the Council's Supplementary Planning Guidance discourages the use of flat roofs, in this case the extension would be located at the rear of the property and would not be readily visible from public viewpoints. The external walls would be constructed of brickwork to match the existing dwelling. Thus the proposal would only have a minimal impact on the streetscene. In addition, the use of a pitched roof would be difficult to incorporate into the design given that the property has a large box dormer located within the rear roof slope, immediately above the proposed extension. It is also noted that at 3.2 metres, the length of the extension is only marginally above the permitted development tolerances, and that a flat roof extension with a projection of 3.0 metres could be erected without the need for planning permission. For these reasons it is considered that the proposed extension is acceptable in terms of its design and appearance.

#### IMPACT ON RESIDENTIAL AMENITY

4.6 The adjacent property at no. 12 Larchfield would be separated from the extension by its driveway and garage and also by the driveway and garage serving the application property. The extension would also be largely hidden from view by the detached garage at the rear of no. 12. The extension would be screened from the adjoined semi-detached dwelling (no. 8 Larchfield) by a conservatory on the rear elevation of the application property, which is adjacent to the shared boundary and which has a similar projection to the proposed extension. There is ample separation from the properties at the rear of the site. As the proposed extension is single storey and is located away from shared boundaries, it would be unlikely to result in any significant overshadowing, loss of light, overlooking or loss of privacy. Thus it is considered that the proposed extension would have a minimal impact on the amenity and living conditions of adjacent occupiers.

4.7 Access and parking arrangements would remain unchanged.

## 5.0 CONCLUSION

5.1 The proposal is considered to be satisfactory.

## 6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - As proposed drawings received on 11.07.2011
- 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.

### Contact details:

**Author:** Simon Glazier Householder and Small Scale Team Leader

**Tel No:** 01904 551322