

COMMITTEE REPORT

Date: 8 September 2011 **Ward:** Huntington/New Earswick
Team: Householder and Small Scale Team **Parish:** Huntington Parish Council

Reference: 11/02134/FUL
Application at: 41 Lea Way Huntington York YO32 9PE
For: Garage to side
By: Mr Russ Broadbent
Application Type: Full Application
Target Date: 30 September 2011
Recommendation: Approve

1.0 PROPOSAL

THE SITE

1.1 The application site is a semi- detached single storey dwelling, comprising of garden areas on both front and rear elevation along with a shared side driveway and garden shed on the side boundary, enclosed by double gates. The property has been extended at the rear by a flat roof dormer window on the roof slope.

THE PROPOSAL

1.2 Planning permission is sought to erect a flat roof attached garage on the side drive of the host dwelling, designed with a UPVC door on the front and window on the rear elevation. The total height would not exceed approximately 2.8 metres by approximately 2.1 metres in width, set back from set back from the public highway by approx 15.5 metres. The length of the garage would be in the region of approximately 10.1, projecting from the side of the dwelling into an ample sized enclosed rear garden.

PLANNING HISTORY

1.3 Householder enquiries QUERY/07/00702 & QUERY/10/00683 for Erection of a single storey rear extension and flat roof dormer window. No planning permission was required.

1.4 The application is to be considered at the East Area Planning Sub - Committee because the applicant's spouse is an employee of the Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

INTERNAL

3.1 None

EXTERNAL

3.2 Huntington Parish Council - no objections

3.3 Neighbour Response - consultation expired 30.8.11 - no comments received.

4.0 APPRAISAL

4.1 Key issue(s)

- Impact on amenity of neighbours
- Impact on street scene

RELEVANT POLICES 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 - "Residential Extensions" 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 - "Design" sets out a series of criteria that the design of development proposals would be 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 garages should reflect the style and design of the existing property.

DESIGN/VISUAL AMENITY

4.6 The proposed attached garage would occupy an area between the existing dwelling and the side garden boundary. The highest point of the proposal would not exceed approx 2.6 metres incorporating a flat roof. Although visually prominent on the approach, its set back from the existing front wall would assist in maintaining the building line along the street. The design and scale is appropriate to the main dwelling, and being set within an ample sized garden to accommodate the proposed length it would remain subservient to the original dwelling and would not constitute overdevelopment of the site. Thus is considered to comply with Policies GP1 and H7 of the City of York Draft Local Plan

RESIDENTIAL AMENITY

4.7 The closest neighbour on the shared boundary at 39 Lea Way would be separated from the application site by a 1.8 metre high fence located in north east facing rear gardens. The main body of the extension would be situated adjacent to the neighbour's detached garage on the boundary positioned to the northwest of the proposal. Because of the position of the application site, the proposal will not appear overbearing. As such the proposed garage would have little or no adverse effect on the adjacent residential property. The attached dwelling at 43 Lea Way is of a sufficient distance from the development.

5.0 CONCLUSION

5.1 The garage will be visible from public areas; however the proposal would not detract unduly from the character and appearance of the area. It is not considered that the development will appear overbearing or give rise to any unreasonable loss of amenity to adjoining residents. Approval is recommended.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Drwg No 048_AP(0) 005 _006
- 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 amenity and living conditions of the nearby neighbours and the impact on the street scene. As such the proposal complies with Policies GP1 "Design" and H7 "Residential Extensions" of the City of York Local Plan Deposit Draft and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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