

COMMITTEE REPORT

Date: 7 December 2011 **Ward:** Dringhouses And
Woodthorpe
Team: Householder and **Parish:** Dringhouses/Woodthorpe
Small Scale Team Planning Panel

Reference: 11/02819/FUL
Application at: 47 Hunters Way York YO24 1JL
For: Single storey side and rear extension
By: Dr Daniel Crowley
Application Type: Full Application
Target Date: 20 December 2011
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 This application seeks permission for the erection of a single storey 'wrap around' side and rear extension, to form additional living space and attached garage, following the removal of the existing detached garage to the side. A matching brick and tile construction is proposed, with hipped roof.

1.2 This traditional style semi-detached dwelling is sited within a residential area made up of similar style dwellings, and located outside of the Conservation Area.

1.3 The application is to be decided by Committee as the applicant's partner is an employee of City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1 Design

CYH7 Residential extensions

3.0 CONSULTATIONS

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Dringhouses/Woodthorpe Planning Panel - No objection

Response to neighbour consultation letters which expired on 21.11.11. - None received up to date of writing

4.0 APPRAISAL

4.1 KEY ISSUES

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring properties

4.2 The relevant development plan is The City of York Council Draft Deposit Local Plan, which was placed on Deposit in 1998. Reflecting points made, two later sets of pre inquiry changes (PICs) were published in 1999. The Public Local Inquiry started in 1999 but was suspended by the Inspector for further work to be done on the Green Belt. A Third Set of Changes addressing this further work was placed on deposit in 2003. Subsequently a fourth set of changes have been drafted and approved by Full Council on 12th April 2005 for the purpose of making Development Control Decisions, on the advice of the Government Office for Yorkshire and the Humber.

4.4 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.

4.5 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected 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.

4.6 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of

development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

ASSESSMENT

4.7 The design of the proposed extension, when viewed from the highway to the front, is considered appropriate. The width of the garage along with the eaves and total height is relatively modest, and a gap of approx. 1m to the common boundary with No. 45 Hunters Way would remain to give external access to the rear of the dwelling. Hedging along this common boundary will partially screen the extension. The hipped design of the roof also minimises the visual mass of the structure, and matching materials and fenestration are proposed. Ample amenity space will still be available with the rear garden; and sufficient car and cycle parking provision will be retained, although a condition is recommended to secure the use of a non-protruding garage door, to ensure any car parked on driveway will not overhang the highway. Many other similar side extensions are in place within the vicinity of the host site. Taking all of the above into account, it is not considered the proposal will harm the character or appearance of the dwelling nor surrounding area.

4.8 The proposed extension will project approx. 3 metres to the rear and no windows are proposed within the side elevations, and again taking into account the relatively modest height proposed and matching materials along with the good sized of the neighbouring garden at No. 49 Hunters Way, it is not considered that these residents will suffer any significant undue loss of amenity further to loss of light/overshadowing, loss of outlook or loss of privacy.

4.9 The other neighbouring dwelling at No. 45 Hunters Way already has a single storey side extension in place, which is higher than that proposed at the host, and is set slightly off the side boundary. The proposed extension will not project as far to the rear as this neighbouring extension. One small window is sited within the side elevation of this neighbouring structure, however, taking into account the proposed extension will be set 1 metre off this common boundary, that the proposed extension does not project as far back as this neighbouring side element, and again, the relatively modest height proposed, and hipped design of the roof, it is not considered any significant loss of outlook or light will occur.

5.0 CONCLUSION

5.1 It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling within the surrounding area. Approval is recommended.

6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 VISQ1 Matching materials -
- 3 PLANS1 Approved plans - Drawing no. 11027 02 received on 21.10.2011
- 4 HWAY30 Non-protruding garage doors -

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 impact on the residential amenity of neighbours and the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Supplementary Planning Guidance to Householders (Approved March 2001)

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