

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

3.2.1 Haxby Town Council - 2nd May 2012 - No objections, subject to neighbour's concerns about drainage.

3.2.2 Neighbour Response - One letter of objection received from no 31 Sandringham Avenue 01.05.2012. Concerns raised were; loss of daylight and sunlight into the kitchen window resulting from the 'high dark brick wall'; impact on over half of the rear garden; impact on health due to loss of natural light; the presence of a drain which straddles the shared side boundary of no 31 Sandringham Avenue and the application site.

4.0 APPRAISAL

4.1 Key issue(s): Effect upon neighbouring property and the street scene

4.2 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.

4.3 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and (e) proposals respect the spaces between dwellings; and (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.4 The Application Site - This application seeks consent for additional living accommodation in the form of wrap around extension to side and rear. It also proposes a canopy to front. The proposal incorporates a replacement attached garage; sitting room; and a sun room to rear. The replacement garage does not meet Highways standards; however there is adequate off-road parking on the front driveway. The proposal raises no issues in terms of cycle, or refuse storage.

4.5 Impact on the Street Scene - The side/rear extension will be visible from Sandringham Close. However the design, scale and choice of materials means it will not impact adversely on the street scene. The modest, ornate canopy is a design feature which, if anything, will add to the visual quality of the street scene.

4.6 Impact on Neighbouring Properties - In terms of no 27 Sandringham Close; the rear element will be set back approx 1.0m from the shared side/rear boundary. The projection to rear will be approx 4.0m and there are no windows indicated on the facing side elevation. Given the modest height of approx 2.8m to eaves, there are no serious problems in terms of overshadowing, over-dominance, or loss of privacy. In terms of no 31 Sandringham Close; the key issue is the massing on the shared side boundary, and impact on windows to its facing side elevation. In this case the permitted development fallback position would allow for massing right up to the shared boundary, though it would require a marginal set back beyond the existing rear boundary. Additionally under permitted development the height to ridge would be 4.0m rather than the proposed approx 4.8m. So a very similar extension could in fact be built without requiring planning permission. The impact on the neighbouring property's side kitchen window, will be mitigated by the approx 4.8m set back of the extension from the front elevation. This will allow a significant corridor of light through to this window, and in addition, early morning sunlight.

4.7 Drain Straddling Shared Side Boundary - This constitutes a Building Control issue. An informative will be added to any consent, notifying the applicant to contact this section prior to any commencement of development.

5.0 CONCLUSION

5.1 As outlined above, the proposal is considered to be acceptable in planning terms, and so approval is recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

250-03 - 250-04 - Received 21st March 2012.

Application Reference Number: 12/01153/FUL

Item No: 5e

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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 Matching materials -

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposed single storey side and rear extension, and front canopy; subject to conditions listed above, would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the extension would have any detrimental impact on the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Draft Local Plan.

2. The approved development may impact on a drain which straddles the front/side boundary of the application property and that of no 31 Sandringham Close. The applicant is advised to contact the City of York Council Building Control Team (01904) 551354, prior to the commencement of development.

Contact details:

Author: Paul Edwards Development Management Assistant

Tel No: 01904 551642