

## COMMITTEE REPORT

**Date:** 14 June 2023                      **Ward:** Clifton  
**Team:** West Area                      **Parish:** Clifton Planning Panel

**Reference:** 22/02220/FUL  
**Application at:** 42 Bootham Crescent York YO30 7AH  
**For:** Single storey rear extension and internal alterations to increase from 7 to 8 bed House in Multiple Occupation  
**By:** Mrs Mika Coulson  
**Application Type:** Full Application  
**Target Date:** 6 March 2023  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application site is a traditional double fronted brick built terraced house, located within a street of dwellings and guest-houses. The proposal seeks permission for an extension creating an additional bedroom to the rear, this will replace an existing garden room. The application is an authorised 7 bed Large HMO. The walled rear yard has access to a rear lane. 5.no of the bedrooms will be en-suite and there is a shower-room and w/c on the ground-floor.

#### Relevant Property History

1.2 Application Ref.13/03574/FUL – Change of use of Guest House to a 7.no bedroom HMO – Approved 07.01.2014.

1.3 The application has been called into Committee by Councillor Danny Myers of Clifton Ward. The reason cited being the potential increase in noise and disturbance resulting from the intensification of the use.

### 2.0 POLICY CONTEXT

#### The National Planning Policy Framework (2021)

2.1 The National Planning Policy Framework (2021) (“the NPPF”) sets out the Government's overarching planning policies and at its heart is a presumption in favour of sustainable development.

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2.2 Paragraph 38 advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

2.3 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments will achieve a number of aims including:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- are sympathetic to local character and history, including the surrounding built environment and landscape setting
- create places that are safe, inclusive and accessible and promote health and well-being with a high standard of amenity for existing and future users.

### Emerging Local Plan

2.4 Relevant Policies:

D11 Extensions and Alterations to Existing Buildings

2.5 The emerging Local Plan was submitted for examination on 25 May 2018. Examination hearings took place between December 2019 and September 2022. Consultation on proposed modifications took place in early 2023. In accordance with paragraph 48 of the NPPF Policy D11 can be afforded significant weight in the decision making process.

### House Extensions and Alterations Supplementary Planning Document

2.6 The approved Supplementary Planning Document 'House Extensions and Alterations' ("the SPD") provides guidance on all types on domestic types of development. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. In terms of design an extension should normally be in keeping with

the appearance, scale, design and character of the existing dwelling and the street scene.

### **3.0 CONSULTATIONS**

#### Clifton Planning Panel

3.1 Objection, could lead to overcrowding of the HMO.

### **4.0 REPRESENTATIONS**

#### Councillor Myers

4.1 The neighbourhood is a very residential area and I want to ensure that the Council seeks to protect the amenity for the community and neighbours, and a planning application of this type would further detract the community nature of the area. A 7-bed house is already a large dwelling for a house in multiple occupation. Aware of previous noise complaints.

#### Neighbours Notification and Publicity

4.2 Seven letters of objection received. 1.no letter expressing concern about possible use

- Loss of privacy to occupants of No.23 Grosvenor Terrace
- Extension not in keeping with the area
- Noise disturbance
- Overdevelopment, could become a holiday let / party house
- Rubbish, furniture already being left out on the street

### **5.0 APPRAISAL**

#### VISUAL IMPACT

5.1 The existing rear extension is somewhat utilitarian and the proposed modest-scale mono-pitched roof replacement structure will be an improvement in visual terms. It will be brick built and rendered, matching the existing rear elevation and incorporating a matching slate tiled roof. It will not project beyond the extension which it replaces. It is not considered that the extension will significantly harm the character and appearance of the host dwelling, or immediate surrounding area. The proposal is considered to be in general accordance with Policy D11 which states that proposals to extend, alter or add to existing buildings will be supported where

the design responds positively to its immediate architectural context and local character and history, in terms of the use of materials and detailing, scale, proportion.

## IMPACT ON NEIGHBOURING AMENITY

5.2 The proposed extension will be very modest in scale and it is not considered that the proposed ground-floor window will result in any significant loss of privacy to the occupants of Grosvenor Terrace to the rear. The intensification of the existing authorised use will be modest and it is not considered that, in itself, this would lead to any significant additional noise or disturbance to the occupants of neighbouring properties. The proposal is considered to be in accordance with Policy D11 which states that proposals to extend, alter or add to existing buildings will be supported where the design protects the amenity of current and neighbouring occupiers, whether residential or otherwise.

5.3 In terms of the use of the property and in particular, suggestions it may operate as a short-term let for stag/hen parties, it is considered that such a development would be a material change of use and planning permission would be required.

5.4 There is a resident's parking scheme in operation on Bootham Crescent and the site is in a central location. A revised plan has indicated a new secure store in the rear yard, that will incorporate 4.no Sheffield Hoops for cycle storage. The increase of 1.no additional bedroom is not considered to raise significant issues in this respect.

## 6.0 CONCLUSION

6.1 The proposals are small scale and are not considered to result in harm to residential or visual amenity. As such the proposal is considered to comply with NPPF policy, Policy D11 of the emerging Local Plan and guidance within the SPD.

## 7.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

PH.PF.MD.BOOOTH.CRS.07  
PH.PF.MD.BOOOTH.CRS.08A Rev A  
PH.PF.MD.BOOOTH.CRS.05

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Prior to the occupation of the additional bedroom, full details of the cycle parking store shall be submitted to and approved in writing by the Local Planning Authority. The bedroom shall not be occupied until the cycle parking and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

## **8.0 INFORMATIVES: Notes to Applicant**

### **1. 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 (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Requested a revised plan to incorporate secure cycle storage

#### **Contact details:**

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