

COMMITTEE REPORT

Date: 13 September 2023 **Ward:** Holgate
Team: West Area **Parish:** Holgate Planning Panel
Reference: 23/00822/FUL
Application at: 16 Northcote Avenue York YO24 4JD
For: Two storey side and single storey front extension
By: Shaun Gibbons
Application Type: Full Application
Target Date: 15 September 2023
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 This application seeks permission for erection of a two-storey side and single storey front extension at No.16 Northcote Avenue. The host dwelling is a two-storey semi-detached property located within the Holgate ward.

2.0 POLICY CONTEXT

Publication Draft Local Plan 2018

D11 - Extensions and Alterations to Existing Buildings

3.0 CONSULTATIONS

EXTERNAL

3.1 Holgate Planning Panel - No comments received.

4.0 REPRESENTATIONS

4.1 Neighbour Consultation - No letters received.

5.0 APPRAISAL

KEY ISSUES:

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

RELEVANT PLANNING POLICY:

5.1 The most up to date representation of key relevant policy issues for this application is the National Planning Policy Framework, July 2021 (NPPF). This sets out the Government's overarching planning policies and at its heart is a presumption in favour of sustainable development.

5.2 Paragraph 130 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.

5.3 The NPPF also places great importance on good design. Paragraph 134 says development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design. Significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

5.4 The Publication Draft Local Plan 2018 was submitted for examination on 25 May 2018 and has now been subject to full examination. Modifications were consulted on in February 2023 following full examination. It is expected that the plan will be adopted in late 2023. The Draft Plan policies can be afforded weight in accordance with paragraph 48 of the NPPF.

5.5 Policy D11 (Extensions and Alterations to Existing Buildings) states that proposals to extend, alter or add to existing buildings will be supported where the design responds positively to its immediate architectural context, local character and history in terms of the use of materials, detailing, scale, proportion, landscape and space between buildings. Proposals should also sustain the significance of a heritage asset, positively contribute to the site's setting, protect the amenity of

current and neighbouring occupiers, contribute to the function of the area and protects and incorporates trees. This policy, and the associated Householder SPD, are not subject to modifications and therefore carry significant weight.

5.6 The draft Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 referred to in Draft Local Plan Policy D11 provides guidance on all types on domestic types of development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/streetscene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered, and a terracing effect should be avoided. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook.

The Application Property

5.7 No.16 Northcote Avenue forms a right-hand semi-detached property located to an established residential area within Holgate ward. The street and vicinity are characterised by residential properties with a variety of enlargements having resulted in variances to the appearance of dwellings over time along with small variances to front building lines. The character of the application property is typical of the street and neighbouring vicinity and is largely unaltered in its existing form.

Design and Visual Amenity

5.8 The application seeks permission for the erection of a two-storey side and single storey front extension. The works would provide an enlarged kitchen living space, utility, WC, and store to the ground floor, and additional bedroom with en-suite to the first floor. Materials indicated propose a tile roof to match the appearance of the existing dwelling along with render to front, side and rear elevations of the enlargement as well as across an existing bay window to the principal elevation of the host dwelling. The remainder of the of the existing dwelling's elevations would retain their current brick finish. UPVC windows are proposed, with white to the front and side elevations to match as existing however to be finished in grey to the rear ground floor openings.

5.9 The extension would have a width of approximately 3.4 metres from the existing side elevation and to a total depth of approximately 9.25 metres to the ground floor. The single storey portion to the front would project approximately 1.45 metres forward of the principal elevation, whilst to the rear the enlargement would be set in approximately 0.1 metres from the existing rear elevation. The first-floor front elevation would be set back approximately 0.5 metres from the principal elevation, whilst the front projecting element to the ground floor would comprise a mono pitch roof with approximately 2.4 metres eaves and 3.4 metres total height. The main roof would comprise a hipped roof form, alike to the host's roof as existing, which would adjoin the main roof, forming a flush roofscape to the rear, however set back from the principal elevation, and with the main ridge approximately 0.2 metres subservient of the host.

5.10 The works proposed are considered acceptable development at the host dwelling. The addition would comprise a proportionate scale in relation to the host and would reflect a design and character in-keeping with the appearance of and not considered to unduly dominate the existing dwelling, as per paragraph 7.1 of the draft SPD which states that extensions should normally be in-keeping with the appearance, scale, design, and character of both the existing dwelling and streetscene. Materials proposed, whilst somewhat a departure from the existing palette at the property, would reflect the general variety seen within the streetscene as existing and would subsequently not result in any undue harm to the appearance of the host or wider streetscene to an extent which is considered to warrant refusal.

5.11 Paragraph 12.3 of the draft SPD states that side extensions should normally be subservient to the main house. The enlargement proposed would be erected to a setback position from the principal elevation and would have a roof pitch and style sympathetic with and reflective to that of the original house, in compliance with paragraph 7.4(f) of the SPD. The roof form of the two-storey portion would be set down from the existing ridge in ensuring a subservient appearance with the host, also being set off the boundary to avoid adjoining a similar development at the adjacent property. To the ground floor, the front projecting enlargement would not dominate in appearance. These elements of the scheme would not cause a terracing-effect or reduce the spacing between buildings to a harmful degree.

Access and Parking

5.12 The works would see a loss to the existing pedestrian access to the rear. A small portion of space would be retained, and an integral store is proposed

accessed from the front for storage of bins and cycles, referenced as a requirement in paragraph 12.8 of the SPD where development of a two-storey extension (or first-floor extension) would result in lost access to the rear garden. The scheme would retain approximately 5.5 metres depth from the front boundary to the proposed front extension for parking. A condition is recommended, requiring that the store door should be of a roller shutter/vertical opening to enable the door to be operated when a vehicle is parked on the front drive. The proposal is similar in its arrangement to other developments on the street and as such is deemed to be in keeping with the streetscene and would not have an undue negative impact on the character of the area.

Neighbour Amenity

5.13 The extension would be situated in closest proximity to No.14 Northcote Avenue, spanning adjacent with this site boundary. However, the addition would be positioned largely alongside a recently developed two-storey enlargement at No.14. As such, there would be little amenity impact to this property. A small degree of overshadowing may be caused to 2no. openings to the rear ground floor at No.14, due to the form of the neighbouring enlargement, comprising a small recess to its rear to which the extension proposed would develop beyond. However, these serve a WC and garage, and in any case, it is not considered that an unduly harmful impact would be caused. The rear amenity space and other openings at No.14 would not be impacted by siting of the proposal with regard to dominance or lost light or outlook. New openings proposed would not cause any loss of privacy over the existing openings present at the host.

5.14 Properties to the front and rear of the application site would not be adversely impacted by the proposal. The enlargement would be subservient to the original dwelling and would be separated adequately by amenity spaces and the highway to the front, and by amenity spaces and largely established and mature hedging and vegetation to the rear, being appropriately distanced from adjacent windows and openings in any case. The design is seen to be typical of existing arrangements on the street and, as such, there would be little harm with regard to outlook, dominance, and loss of light over the property's existing arrangement or with what can be reasonably expected in a residential setting such as this.

6.0 CONCLUSION

6.1 The works proposed will respect the general character of the building and area and the impact on the amenity of neighbouring residents would be acceptable. It is considered it complies with national planning guidance, as contained in the National Planning Policy Framework, City of York Council Draft Local Plan 2018, and the City of York Council's draft Supplementary Planning Document (House Extensions and Alterations).

7.0 RECOMMENDATION: Householder Approval

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

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

Proposed Plans and Elevations - Dwg. No:

Location and Block Plan - Dwg. No:

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

3 Notwithstanding the provisions of Article 3 (Schedule 2, Part 1) of the Town and Country Planning (General Permitted Development Order) (England) 2015 (or any Order revoking or re-enacting that Order) the store as shown on the approved plans shall not be externally altered or converted to living accommodation.

Reason: To ensure that there is adequate on-site cycle parking/storage space at the property which has a shallow frontage with limited external access to the rear and where external storage to the front may be harmful to the appearance of the streetscene. Thus, any proposals to increase living accommodation can be assessed on its merits.

4 The garage shall be fitted with doors which shall at no time, even whilst being open or shut, protrude forward of the position of the face of the garage door whilst in the closed position.

Reason: To prevent cars projecting into the public highway and obstructing the free passage of road users.

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) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. Conditions were imposed to ensure satisfactory cycle and car parking and storage areas.

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