

COMMITTEE REPORT

Date: 10 June 2021 **Ward:** Haxby And Wigginton

Team: West Area **Parish:** Haxby Town Council

Reference: 20/02256/FUL

Application at: 25 Orchard Paddock Haxby York YO32 3DW

For: One and a half storey side and rear extensions after demolition of existing garage with dormers to side and rear, and rooflights to front and rear

By: Mr E Pearson

Application Type: Full Application

Target Date: 11 June 2021

Recommendation: Householder Approval

1.0 PROPOSAL

1.1 This application, as amended, seeks permission for a single storey extension to the side and rear of a single storey semi-detached dwelling in Haxby, along with the erection of dormers to the side and rear, and the installation of rooflights to the front and rear roofslopes. An existing garage at the site would be removed.

1.2 The application has been brought to Area Planning Sub Committee under 2.2(e) of the Scheme of Delegation as the applicant is a serving Councillor.

2.0 POLICY CONTEXT

Draft Development Control Local Plan 2005

H7 – Residential Extensions

City of York Publication Draft Local Plan 2018

D11 – Extensions and Alterations to Existing Buildings

3.0 CONSULTATIONS

Application Reference Number: 20/02256/FUL

Item No:

3.1 Haxby Town Council commented that they would like to see the development, as initially proposed, brought back into the building line and the proposed side dormer removed.

3.2 Public Protection – No objection providing that a condition relating to Electric Vehicle Charging be placed on any approval given

4.0 REPRESENTATIONS

4.1 The application was advertised by neighbour notification letter; 1 no. objection was received raising the following concerns:

- The proposed front elevation would reduce sunlight to the neighbouring property at no.23.
- The proposed front extension would not be in keeping with other properties on the street, as all other frontages are flush.

5.0 APPRAISAL

KEY ISSUES

5.1 Impact on the dwelling and character of the surrounding area; impact on neighbour amenity.

POLICY CONTEXT

5.2 The National Planning Policy Framework (NPPF) February 2019 sets out the Government's overarching planning policies, and at its heart is a presumption in favour of sustainable development.

5.3 Paragraph 38 of the NPPF (Chapter 4, 'Decision-Making') 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.

5.4 Paragraph 127 (NPPF Chapter 12, 'Achieving Well-Designed Places') states that planning policies and decisions should ensure that developments will achieve a number of aims, including:

- ☐ that they will be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- ☐ that they are sympathetic to local character and history, including the surrounding built environment and landscape setting;
- ☐ that they will help 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.

5.5 The NPPF also places great importance on good design. Paragraph 128 says that design quality should be considered throughout the evolution and assessment of individual proposals. Paragraph 130 says that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

5.6 The Publication Draft Local Plan 2018 for the City of York ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the Local Plan took place in December 2019. In accordance with paragraph 48 of the NPPF the Draft Plan policy D11 can be afforded moderate weight.

5.7 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 protect and incorporate trees.

5.8 The Development Control draft Local Plan was approved for development control purposes in April 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is very limited except when they are in accordance with the NPPF.

Application Reference Number: 20/02256/FUL

Item No:

5.9 Draft Local Plan Policy H7 concerns Residential Extensions, and states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality of the development; (ii) the design and scale are appropriate in relation to the main building; (iii) there is no adverse effect on neighbour amenity; (iv) proposals respect the spaces between dwellings; and (v) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

5.10 The Supplementary Planning Document 'House Extensions and Alterations' (dated December 2012), provides guidance on all types of domestic type 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/street-scene it is located on. Furthermore, proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. Section 12 of the SPD contains advice relating to side extensions, with paragraph 12.2 stating that, if not sensitively designed, side extensions can erode the open space within a street and create an incoherent and jumble environment. Unduly wide extensions should be avoided (paragraph 12.4), unless their width has been designed to harmonise with architectural features of the original property, and where spacing is an important characteristic of the street a clear gap should be retained between the extension and the side boundary (paragraph 12.6). Paragraph 12.8 states that a 0.9m gap should be retained to the rear garden for access. Section 13 concerns rear extensions; paragraph 13.2 advises that it is good practice to keep the eaves height of extensions as low as possible in relation to affected neighbouring gardens and rooms. Section 14 contains advice pertaining to dormers and roof extensions; if poorly located or designed, dormers can harm the balance, symmetry or proportionality of a building (paragraph 14.1), and such additions should be designed so that they do not dominate the roof and so that they relate to the appearance of the house in terms of style, materials and shape.

ASSESSMENT

The scheme

5.11 As initially proposed, the scheme included an extension of approximately 1.5 metres forward of the primary elevation of the existing dwelling, incorporating a

Application Reference Number: 20/02256/FUL

Item No:

render finish in common with other parts of the scheme. Following consultee responses and officer feedback, this element of the scheme was removed, with the amended addition proposed to be flush to the front elevation of the existing dwelling, incorporating a brick-built finish to the front wall to match the existing house. The height of the proposed side dormer was also reduced following officer feedback.

Impact on the dwelling and character of the surrounding area

5.12 The proposed extension to the side and rear of the house, as amended, would not be considered to cause undue harm to the character of the dwelling, or the wider street scene. When viewed from the front, the proposed extension would widen the existing dwelling, but would remain of a proportionate width and in keeping in terms of design and materials. Although not subservient, the extension to the main roof slope of the house would retain the proportionality of the existing dwelling and would not cause the house to be unduly prominent within the street.

5.13 The rear elements of the extension would be well screened from wider public view, and the render finish proposed to these elevations would not be considered to cause visual harm, given the lack of prominence within the street scene. The rear offshoot would be of a reasonable scale and design in the context of the existing dwelling.

5.14 The proposed side dormer, as amended, would sit below the main ridge of the extended roof slope and away from its forward plane, thereby remaining clearly subservient to the main part of the roof. The dormer would utilise matching materials and would not be considered to dominate the roof or cause the dwelling to be unduly 'top-heavy'. There are several examples of side additions at roof level within the surrounding area, and the dormer would not be considered out of character in this context.

5.15 The proposed dormer to the rear roof slope would be set below the main ridge, and well screened from any public view. The proposed rear dormer would connect to the proposed side dormer in a slightly uncomfortable design, although its lack of prominence at the rear of the house would mean that structure and its relationship to the side dormer would have no undue impact on the visual amenity of the dwelling or wider street scene.

5.16 The proposed roof light to the front roof slope would not be considered to have an undue impact on the visual amenity of the property and could be implemented without the need for planning permission, under the permitted development rights afforded to the applicant.

Impact on neighbour amenity

5.17 The proposed rear and side extension are not be considered to have an undue impact on neighbour amenity. To the rear, it would have no level of impact above that of the existing garage, and would be screened by the garage and rear offshoot at no.27. The extension would be set well away from the side boundary with no.23 so as to have no undue impact on outlook or light from the rear of this neighbouring dwelling. To the side, the extension would occupy the existing driveway of the host property, and would project towards the side elevation of the dwelling at no.27, separated by the adjacent driveway and a gap of approximately 0.9 metres between the side boundary and the side elevation of the extension. The proposed structure would face 3no. small side windows of the neighbouring house. Although a layout of the neighbouring property has not been provided, it is likely that these serve non-habitable rooms, or larger rooms served by other larger openings, and the siting of the extension to the north of these would not be considered to have an undue impact on light or outlook. The ground floor side windows proposed to the extension would all be at a high level, approximately 1.5 metres from ground level, and would not be considered to have an undue impact in terms of privacy.

5.18 At roof level, the proposed side dormer would face the side elevation of the dwelling at no.27. The window in the face of this dormer would again not be considered to overlook any sensitive area of the neighbouring property, being screened from the main neighbouring amenity space by the existing rear offshoot at no.27. The rooflight to the rear of the dormer would be at a high level and would not significantly overlook any sensitive sections of neighbouring properties.

5.19 The proposed rear dormer would incorporate a Juliette balcony to serve a bedroom, and a small high level opening to serve a bathroom. Neither of these are be considered to introduce unacceptable overlooking of any neighbouring property. There would be an adequate separation distance between the dormer and the neighbour to the rear, and any overlooking of the neighbour at no.23 would be mitigated by the screening provided by the existing conservatory at the side

boundary. It is noted that a similar degree of overlooking could result from a dormer erected in the same position using permitted development rights.

Access

5.20 A gap of approximately 0.9 metres would be retained between the rear and side extension and the side boundary, which would be considered adequate in terms of access to the rear for bins and cycles, and provision for cycle storage has also been shown within the proposed garage.

6.0 CONCLUSION

6.1 The proposal is considered to acceptable in terms of impact on the character and appearance of the street scene and impact on neighbour amenity. It complies with National Planning Policy Framework (2019), policy D11 of the City of York Publication Draft Local Plan 2018, policy H7 of the 2005 City of York Draft Local Plan, and advice contained within Supplementary Planning Document 'House Extensions and Alterations' (Dec. 2012).

7.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years

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

Drawing No. 0433ACD01B Rev. 6 (Revision dated 10th May 2021) - Planning Drawing

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

3 The development shall incorporate sufficient capacity within the electricity distribution board for one dedicated radial AC single phase connection to allow the future addition of an Electric Vehicle Recharge Point (minimum 32A) within the garage space/parking area if desired.

Reason: To ensure future electric vehicle charge points can be easily added to the garage space/parking area in line with the National Planning Policy Framework and City of York Council's Low Emission Strategy.

Notes: Any future Electric Vehicle Charging Points need to be professionally
Application Reference Number: 20/02256/FUL Item No:

installed. The installation process routinely involves wall mounting a charge point on an exterior wall or garage and connecting it safely to the mains electricity supply. All electrical circuits/installations shall comply with the electrical requirements in force at the time of installation.

In the UK, there is a Government grant scheme available to help reduce the cost of installing a home EV charge point. For more information on the scheme see the OLEV website <https://www.gov.uk/government/collections/government-grants-forlow-emission-vehicles>.

The above requirement does not preclude the installation of an Electric Vehicle Charge Point from the outset, if desired.

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:

Sought and received revised plans to reduce the impact of the proposed development on the visual amenity of the dwelling and the character of the wider streetscene.

Contact details:

Case Officer: Sam Baker

Tel No: 01904 551718