

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Rural West York
Date: 15 February 2007 **Parish:** Nether Poppleton Parish Council

Reference: 06/02221/FUL
Application at: 1 Poppleton Hall Gardens Nether Poppleton York YO26 6LE
For: Single storey extension to North side elevation. Pitched roof one and two storey extension to South side elevation. Pitched roof double garage to front (revised scheme)
By: Chris Swift And Sonia Snowden
Application Type: Full Application
Target Date: 10 January 2007

1.0 PROPOSAL

1.1 The applicant seeks planning approval to erect a single storey extension to the north side elevation, a pitched roofed one and two storey extension to the south side elevation and a single garage to the front (revised scheme). All materials used will match the existing where appropriate.

1.2 The application relates to a 60's/70's detached brick built property. The property is located on a corner plot within the Nether Poppleton Conservation Area. The south facing side garden is contained by dense hedge and tree planting. The property has an attached garage to the side, which can be accessed using the existing driveway. The southern garage elevation of No.2 Poppleton Hall Garden runs flush with the northern boundary of the application site.

1.3 The application was called into Committee by Cllr Macdonald.

RELEVANT HISTORY

06/02221/FUL - Single Storey Extension to North Side Elevation, Pitched Roofed One and Two Storey Extension to South Side Elevation and Pitched Roofed Double Garage to Front - Refused 7th September 2006.

Planning Appeal APP/C2741/A/06/2026386/NWF relates to the above (status: currently undetermined)

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Nether Poppleton 0019

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYH7

Residential extensions

CYGP1

Design

CYHE2

Development in historic locations

3.0 CONSULTATIONS

INTERNAL

3.1 Highway Network Management - No Objections

3.2 Urban Design and Conservation - No Objections

EXTERNAL

3.3 Nether Poppleton Parish Council - Objections

- * Scale, mass and design harm the character of the dwelling.
- * Dominates the corner plot appearing cluttered.
- * Harms the character and appearance of the Conservation Area.
- * Contrary to Policy and Village Design Statement.

4.0 APPRAISAL

KEY ISSUES

1. Planning Policy
2. Visual impact on the dwelling and the conservation area
3. Impact on neighbouring property

PLANNING POLICY

4.1 Policy GP1 'Design' of the City of York Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.2 Policy H7 'Residential Extensions' of the City of York Development Control Local Plan sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.3 Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) sets out the approach to dealing with proposals that affect Conservation Areas. In making decisions on proposals in Conservation Areas, Planning Authorities have a statutory duty to consider the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policy E4 of the North Yorkshire County Structure Plan states that areas of special townscape, architectural or historic interest will be afforded the strictest protection. Policies HE2 'Development within Historic Locations' and HE3 'Conservation Areas' of the City of York Development Control Local Plan are also relevant to this proposal. These policies expect proposals to maintain or enhance existing urban spaces, views, landmarks and other townscape elements and not to have an adverse effect on the character or appearance of the Conservation Area.

4.4 HE2 - Development in Historic Locations: within or adjoining conservation area, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.

Proposals will be required to maintain or enhance existing urban spaces, views, landmarks and other townscape elements, which contribute to the character or appearance of the area.

ADDITIONAL PLANNING POLICY

4.5 CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001
Poppleton Village Design Statement, 2003

ASSESSMENT

4.6 Application 06/01536/FUL was previously refused for the following reasons:-

"By virtue of the scale, mass and design the proposed extensions would have an overwhelming, dominant and cluttered appearance and are considered to have an incongruous impact on the character of the dwelling and therefore contrary to Policies H7 of the City of York Development Control Local Plan (2005), Design Guideline 14 of the Poppleton Village Design Statement, and the City of York supplementary design guidance - guide to extensions and alterations to private dwelling houses."

"By virtue of the scale, mass and design the proposed extensions would have a negative impact on the character of the Nether Poppleton Conservation Area by virtue of the extensions appearance and prominence and would result in harm to the visual amenity of the Nether Poppleton Conservation Area and the street scene and is therefore contrary to Policies HE3, GP1 and H7 of the City of York Development Control Local Plan, Guideline 12 of the Poppleton Village Design Statement, and the City of York supplementary design guidance - guide to extensions and alterations to private dwelling houses."

4.7 The original dwelling has an existing footprint of approx. 89.77 sq metres; application 06/01536/FUL proposed to increase this by approx. 70.68 sq metres to 160.45 sq metres.

4.8 In response to the "reasons for refusal" the applicant has reduced the size of the footprint to 121.97 sq metres, removing the proposed double garage is the predominant reason for the reduction in floor space.

4.9 A further 10 centimetre set down of the southerly projecting ridgeline and alteration to the side/rear single storey roof elevation must also be taken into consideration.

4.10 The aforementioned omissions and alterations are considered significant enough in this instance to overcome the original refusal decision for the following reasons:-

SUMMARY

4.11 Omitting the easterly projecting double garage enables the applicant to retain the frontage of the existing property and the relatively uninterrupted building line associated with this particular street scene.

4.12 As the application site is located within the Nether Poppleton Conservation Area, where the Local Planning Authority has a duty to consider the desirability of preserving or enhancing the character or appearance of the Conservation Area. If any proposals would conflict with that objective, there will be a strong presumption against the granting of planning permission. In this instance the character and appearance of the Conservation Area is dominated by a range of modern properties with no architectural or historic merit. The applicants property is set well back from Church lane and partially screened by existing hedging; the subservient nature of the design is not considered to impact upon the more sensitive areas of the Conservation Area.

4.13 The single storey side extension runs parallel with the neighbours garage, mitigating any visual or residential impact. The rear projection of the aforementioned extension is 0.6 metres higher than the existing flat roofed garage; naturally some additional overshadowing will occur, however the location of the pitched roof and the distance provided between the ridge and boundary ensures that any impact is negligible.

5.0 CONCLUSION

5.1 The applicants' proposals are considered to be acceptable in this instance and are therefore recommended for approval.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

CS/NP/10A - Alterations and Extensions
CS/NP/11A - Proposed Works Elevations

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

- 3 VISQ8 Samples of exterior materials to be app
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no windows to those shown on the approved plans shall at any time be inserted in the side elevation of the property.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

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 visual/residential amenity and the character and appearance of the designated Conservation Area. As such the proposal complies with PPG15 and Policies H7, GP1 and HE2 of the City of York Development Control Draft Local Plan.

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