

COMMITTEE REPORT

Date: 1 December 2011 **Ward:** Hull Road
Team: Householder and **Parish:** Hull Road Planning
Small Scale Team Panel

Reference: 11/02745/FUL
Application at: 111 Newland Park Drive York YO10 3HR
For: Two storey side extension and single storey rear extension
(revised scheme)
By: Mr Colin Packer
Application Type: Full Application
Target Date: 7 December 2011
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 It is proposed to erect a two storey extension on the side elevation of a semi-detached dwelling in order to form an en-suite bedroom and utility room at ground floor with a further bedroom and en-suite facilities at first floor. It is also proposed to erect a single storey extension on the rear elevation in order to form a lounge.

1.2 The application is revised version of an earlier proposal which was refused by the East Area Planning sub-Committee in September 2011 for the following reason:

" It is considered that the proposed extension, by virtue of its size and scale, would appear unduly oppressive and overbearing when viewed from the rear of the neighbouring property at 113 Newland Park Drive and would thus detract from the standard of amenity that the occupiers of this property could reasonably expect to enjoy. The proposal would, therefore, conflict with Policies GP1 (i) and H7 (d) of the City of York Draft Local Plan, and with the Council's Supplementary Planning Guidance "A Guide to Extensions and Alterations to Private Dwelling Houses" March 2001."

1.3 The key difference is that the two storey extension has been reduced in width, resulting in a gap of 900mm between the extension and the shared boundary with 113 Newland Park Drive. In addition, the single storey rear extension has been reduced in depth from 4.0 metre to 3.0 metres and has been relocated a minimum of 2.5 metres from the boundary with no. 113. Although the single storey extension would be closer to the boundary with the adjoined property at 109 Newland Park Drive, the dimensions would now be within permitted development tolerances and thus the single storey element could be erected without the need for planning permission.

1.4 The application has been called in to the East Area Committee for a decision by Councillor Brian Watson. In addition, the previous application, which was refused, was also determined by Committee, and the recommendation on this revised application is one of approval. A site visit is also recommended so that members can appreciate the differences between the revised proposal and the earlier application.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYH7
Residential extensions

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

Hull Road Planning Panel - No objections, however the sunpath diagrams indicate that the adjacent property will be overshadowed by the extension for much of the day.

Neighbour consultation

One letter received objecting on the following grounds:

- work has already commenced on the proposed extension
- there are already too many student properties in the street
- the plans seem little changed from the previous application
- Newland Park drive is becoming part of the University campus

4.0 APPRAISAL

4.1 KEY ISSUES

- impact on the streetscene
- impact on amenity of neighbours.

The relevant policies and guidance:

4.2 PLANNING POLICY STATEMENT 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.3 Draft Local Plan Policy CYH7 - states that residential extensions will be permitted where (a) the design and materials are sympathetic to the main dwelling and the locality (b) the design and scale are appropriate to the main building (d) there is no adverse effect upon the amenities of neighbours.

4.4 Draft Local Plan Policy CYGP1 - sets out a series of criteria that the design of development proposals are expected to meet. These include requirements to (a) respect or enhance the local environment, (b) 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; (c) 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; (e) 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 (f) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling and the scale of the new extension should not dominate the original building. Regarding two/first floor storey side extensions states that two - storey side extensions should be set down from the original roof line and set back behind the building line.

VISUAL AMENITY:

4.6 The width of the two storey extension has been reduced resulting in a distance of 900mm from the shared boundary with the dwelling at 113 Newland Park Drive. Thus access to the rear of the property would be available. Cycle storage is shown within the rear garden, details of which could be secured by condition. The

remainder of the application incorporates the same design as the previous application apart from the introduction of bay window at ground floor level. This window would be symmetrical to the window design on the original dwelling. Thus it is not considered that the proposed extension would be unduly harmful to the street scene, as the set back and set down would result in the extension appearing as a subordinate addition to the property.

RESIDENTIAL AMENITY:

4.7 The two storey extension would be positioned approximately 900mm from the shared boundary with the property at no.113 Newland Park Drive. The side and rear garden of this property was visited. The main impact would be the rear elevation, which contains a kitchen window and first floor bathroom window at the closest point in addition to patio doors with a bedroom window above at a greater distance from the extension. Notwithstanding the fact that the extension would result in a reduction of the existing open amenity space between the dwellings, it is not considered this would have the potential to create an unduly oppressive and overbearing impact given the orientation and the relationship between the dwellings. Nor is it considered that there would be an unacceptable loss of light and overshadowing for the occupiers of 113 Newland Park Drive. Thus the proposal would comply with polices H7 (Residential Extensions) and GP1 (Design) of the Draft Local Plan.

NEIGHBOUR OBJECTION:

4.9 The objection comment from the local resident relates to the occupation of students at the property. It is the case that the occupation of the property by up to six individuals living together as a single household would not require planning permission. Should the property be occupied by more than six people, either now or in the future, and then there is a possibility that the property would fall outside the "Class C4" use class and planning permission may then be required. It is considered that this matter can be addressed by means of an informative on the decision notice

5.0 CONCLUSION

5.1 It is considered that the revised application is acceptable in terms of size and scale and would not cause undue harm to the living conditions of nearby neighbours. In particular, the extensions have been set further away from the shared boundary with 113 Newland Park Drive and the impact on this neighbouring property is considered to be acceptable.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Householder Approval

Application Reference Number: 11/02745/FUL

Item No: 4a

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Drawing no. 111/NEW/002 Rev B received 10/11/2011
- 3 VISQ1 Matching materials -
- 4 HWAY18 Cycle parking details to be agreed -

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 the effect on the amenity and living conditions of adjacent occupiers and the impact on the street scene. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

2. INFORMATIVE:

It should be noted that the occupation of the property by up to six individuals living together as a single household would not require planning permission. However, should the property be occupied by more than six people, either now or in the future (whether as a result of this development or not), then there is a possibility that the property would fall outside the "Class C4" use class and planning permission may then be required. In those circumstances further advice should be sought from the Local Planning Authority.

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