

# COMMITTEE REPORT

**Date:** 30 March 2021

**Ward:** Wheldrake

**Team:** East Area

**Parish:** Elvington Parish Council

**Reference:** 21/00315/FUL

**Application at:** Grange House Main Street Elvington York YO41 4AG

**For:** 1no. rooflight to north elevation and 2no. rooflights to south elevation

**By:** Mrs A Slater

**Application Type:** Full Application

**Target Date:** 7 April 2021

**Recommendation:** Approval

## 1.0 PROPOSAL

1.1 The application site relates to Grange House, which is a detached house located in the village of Elvington and outside of the Elvington Conservation Area boundary. Planning permission is sought for the installation of 3no. roof lights to be centred on the vertical rise of the roof slope to a section of the dwelling which is forward of the main principal elevation.

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 the spouse/partner of a CYC Senior Manager.

## 2.0 POLICIES

### 2.1 Publication Draft Local Plan 2018

Policy D11 Extensions and alterations

### 2.2 Development Control Local Plan 2005

CYGP1 Design

## 3.0 CONSULTATIONS

3.1 Elvington Parish Council – no comments received at the time of writing.

Application Reference Number: 21/00315/FUL

## **4.0 REPRESENTATIONS**

4.1 The application has been published by neighbour consultation letter. No comments have been received at the time of writing. Any correspondence received can be updated at the Committee meeting.

## **5.0 APPRAISAL**

### 5.1 Key issue(s)

- Impact on street scene
- Impact on amenity of neighbours

5.2 The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how they should be applied. Paragraph 38 states that decision-makers should seek to approve applications for sustainable development where possible.

5.3 Paragraph 127 states that planning policies and decisions should ensure that developments will achieve a number of aims including:

- 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

5.4 The NPPF also places great importance on good design. Paragraph 130 states 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.

### The Publication Draft Local Plan 2018

5.5 The Publication Draft Local Plan 2018 ('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

Application Reference Number: 21/00315/FUL

NPPF the 2018 Draft Plan the following policy policies can be afforded moderate weight.

5.6 Policy D11 (Extensions and Alterations to Existing Buildings). This says 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.

#### The Development Control Local Plan 2005

5.7 The Development Control Local Plan was approved for development management purposes in April 2005. Its policies carry very limited weight only where there are compliant with the NPPF. Policy GP1 - "Design" sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

#### Supplementary Planning Document 'House Extensions and Alterations' (dated December 2012).

5.8 The Supplementary Planning Document 'House Extensions and Alterations' (dated December 2012), provides guidance on domestic development. Section 3 refers to privacy and paragraph 3.1 says that proposals should not result in direct overlooking of rooms in neighbouring dwellings or excessive overlooking of adjacent garden areas. Paragraph 3.3 says that roof lights can sometimes be an appropriate solution to harmful overlooking, but that clear glazed first floor side windows should be avoided where they overlook adjoining gardens.

#### Impact on the street scene

5.9 The position of the roof lights would create 1no.opening on the north side roof slope and 2no.openings on the south side roof slope to an elongated element which projects to the front of the dwelling. The proposed drawings have illustrated the

windows to be clear glazed with pivoted openings of approximately 940 mm x 1400mm for the purpose of gaining light and ventilation to the first floor accommodation.

5.10 The host dwelling is located in a slightly elevated position above Main Street and screened by a hedge and large tree which denotes the property frontage. Thus, the visible elements of the property frontage are somewhat concealed from the public realm. The roof lights would sit approximately 150mm proud of roof slope which is predominantly lower than the main elements of the dwelling. The windows will be sufficiently small in scale as to not appear prominent in the street scene. As such would not be harmful to character and appearance of the host dwelling and the public realm of the village setting.

### Impact on Neighbour Amenity

5.11 Grange House shares its southern boundary with The Villa a traditional two storey detached house, with a large rear garden and set back from the public highway. The proposed roof lights to the south elevation would be visible from the rear garden. With regards to privacy, the roof lights would be about 1.8m above floor level. Therefore, by virtue of their siting, size and angle within the roof slope the roof lights would not lead to an increased overlooking or a perception of being overlooked. Moreover, the function of the windows when open would not cause any potential disturbance and noise which would be considered as unacceptable in this residential setting.

5.12 The dwelling known as Bank House on the opposite northern boundary is separated from the host by the width of the front and side garden. Additionally, the curtilage of the dwellings are screened by dense vegetation which forms the boundary separating the joint gardens. As such views of the roof light to the north elevation would be seen at a very oblique angle from principal sections of this dwelling.

## **6.0 CONCLUSION**

6.1 The roof windows are considered to be acceptable in terms of design and appearance and, by virtue of their size and position in the roof slope, will not cause harm to neighbours in terms of loss of privacy. The proposal is considered to comply with the NPPF, policies D11 of the Publication Draft Local Plan 2018,

Application Reference Number: 21/00315/FUL

policies GP1 of the Development Control Local Plan 2005 and the Council's Supplementary Planning Document 'House Extensions and Alterations' (December 2012).

**7.0 RECOMMENDATION:** Approval

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

Existing and proposed arrangement drawing number GRANGE /001

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

**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. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

**Contact details:**

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