

COMMITTEE REPORT

Date: 13 September 2012 **Ward:** Acomb
Team: Householder and **Parish:** Acomb Planning Panel
Small Scale Team

Reference: 12/02643/FUL
Application at: 11 Runswick Avenue York YO26 5PP
For: Conservatory to rear
By: Mr John Gaughan
Application Type: Full Application
Target Date: 27 September 2012
Recommendation: Householder Approval

1.0 PROPOSAL

- 1.1 This application seeks permission for the erection of a pitched roof rear conservatory; proposed of brick construction with upvc frame above and glazed roof.
- 1.2 This chalet style dwelling is sited within a residential area made up of similar styled dwellings and is not within a Conservation Area.
- 1.3 The application has been referred to Committee for a decision as the applicant is an employee of City of York Council.
- 1.4 Relevant planning history.

Application No. 7/07/2513C/PA - Construction of two bungalows. Approved 13.07.1992

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1
Design

CYH7

Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

Acomb Planning Panel - No reply received up to date of writing

Response to neighbour consultation letters which expired on 04.09.12. - No reply received up to date of writing

4.0 APPRAISAL

KEY ISSUES

4.1 Visual impact on the dwelling and surrounding area;

4.2 Impact on neighbouring properties

4.3 The National Planning Policy Framework (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance is that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

4.4 The relevant development plan is The City of York Council Draft Deposit Local Plan, which was placed on Deposit in 1998. Reflecting points made, two later sets of pre inquiry changes (PICs) were published in 1999. The Public Local Inquiry started in 1999 but was suspended by the Inspector for further work to be done on the Green Belt. A Third Set of Changes addressing this further work was placed on deposit in 2003. Subsequently a fourth set of changes have been drafted and approved by Full Council on 12th April 2005 for the purpose of making Development Control Decisions, on the advice of the GOYH

4.5 DRAFT LOCAL PLAN POLICY CYH7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.6 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) 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; (iii) 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; (iv) 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 (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.7 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

ASSESSMENT

4.8 The proposed conservatory will be sited to the rear thus will not be open to public view. It would be a relatively modest structure, projecting approx. 3.5 metres to the rear, approx. 2.3 metres to the eaves and approx. 3.2 metres to the ridge. A matching brick to the original dwelling is proposed, along with matching fenestration. Sufficient amenity space will be retained within the rear garden. Taking the above into account, it is not considered the conservatory would harm the character or appearance of the dwelling or that of the surrounding area.

4.9 The boundary fencing in place at the host and high mature shrubbery along the common boundaries with 19 Beckfield Lane and 19 Runswick Avenue will avoid any loss of amenity to these neighbouring residents. The major neighbouring impact will be upon those adjacent residents at No. 9 Runswick Avenue. Some loss of outlook may occur, as a result of the additional brickwork along the common side boundary. However taking into account the relatively modest height proposed, along with translucent nature of the roof, this is not considered to be overly detrimental. No significant loss of privacy or overshadowing is considered to occur.

5.0 CONCLUSION

5.1 It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling within the surrounding area. Approval is recommended

6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 VISQ1 Matching materials -
- 3 PLANS1 Approved plans - Drawing no. 205/DH/JAG - 01 received on 01.08.2012

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 impact on the residential amenity of neighbours and the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Supplementary Planning Guidance to Householders (Approved March 2001)

Contact details:

Author: Carolyn Howarth Development Management Assistant

Tel No: 01904 552405