

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 INTERNAL:

None

3.2 EXTERNAL:

3.2.1 Haxby Town Council - no comments at the time of writing. Any comments received can be updated at the meeting on 11th April 2013.

3.2.2 Response to neighbour consultation letters sent on 12.03.2013 - consultation expired on 02.04.2013 - no comments at the time of writing. Any comments received can be updated at the meeting on 11th April 2013.

4.0 APPRAISAL

4.1 KEY ISSUES:

- Impact on the existing dwelling.
- Impact on neighbours.
- Impact on the surrounding area

The relevant policies and guidance:

4.2 THE NATIONAL PLANNING POLICY FRAMEWORK (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states 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 (paragraph 17). It states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (paragraph 56).

It 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 (paragraph 64).

4.3 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.

4.4 DRAFT LOCAL PLAN POLICY CYGP1 - sets out a series of criteria that the design of development proposals is expected to meet. These include requirements 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.

4.5 SUPPLEMENTARY PLANNING GUIDANCE 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension. In terms of the porch extension should be of a simple design and of a size which does not dominate the front elevation. The shape and materials should reflect the character of the main building, including the style of doors and windows. A pitched roof to the porch should be used.

PORCH

4.6 The proposed porch would be located on the principal elevation, measuring approx 3.5 metres in height and incorporating a hipped roof and matching materials. The proposal would extend approx 1.4 metres forward of the building line and approx 2.1 metres in width. In terms of visual appearance the porch would incorporate an acceptable set back from the public highway screened from view by an established boundary hedge and set within a spacious location away from neighbouring dwellings. Furthermore, the surrounding area is characterised by various styles of two storey dwellings, some with noticeable side extensions and flat roof car ports situated with marginal set backs. Therefore, on this basis the proposal would accord with the general pattern of frontage development established by the surrounding properties.

The footprint of the porch is within permitted development limits and it could be erected without planning permission if the height was reduced to no more than 3.0 metres.

4.7 The proposed porch by virtue of its position would have little or no impact on neighbour amenity.

REAR EXTENSION:

4.8 The proposed single storey extension would measure approximately 3.8 metres in height reducing to approximately 2.5 metres at the eaves height. The extension would be positioned on an extended foot print after the removal of an existing conservatory and original kitchen projection spanning the full width of the rear elevation. The total projection on the rear elevation would be in the region of 6.0 metres. In terms of appearance the extension would form a traditional design, incorporating a rear external door and window in addition to a section of full glazed bi-folding doors. Whilst this is considered to be a large extension it would be subservient to the size and scale of the main house. Furthermore, it would be located within a large garden and not readily visible from the public domain. Thus, the extension would no impact on the character and appearance of the street scene.

4.9 In terms of residential amenity the extension would be located on the shared boundary with the property at 43 Usher Lane. This dwelling has a rear conservatory on the boundary that is separated from view by an established hedge along with the full brick elevation of the structure. The roof of the proposed extension would be angled away from the boundary, thus it would not detract the light entering the glazed conservatory roof. Furthermore, other than oblique views of the roof, the extension would not be visible from the neighbouring dwelling or gardens areas. As such would it not appear unduly oppressive or reduce the daylight entering into principal windows and gardens areas.

4.10 The dwelling at 47 Usher Lane is separated from the extension by the width of the side driveway and screened from view by the existing detached garage at no47 which is located on the shared boundary. Therefore considering the large rear gardens of these properties and the separation distance between this neighbouring dwelling and the extension, it is unlikely that there would be any loss of amenity. As such the proposals are considered to comply with Policies GP1 and H7 of the City of York Draft Local Plan.

5.0 CONCLUSION

5.1 It is considered that the proposal is acceptable in terms of size and scale and would not cause undue harm to the living conditions of nearby neighbours. Thus the proposal would comply with polices H7 (Residential Extensions) and GP1 (Design) of the Draft Local Plan.

6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Drwg Nos 275-03 and 04 received 04.03.2013
- 3 VISQ1 Matching materials -

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 residential amenity and the impact on the street scene. As such the proposal complies with Central Government advice contained within the National Planning Policy Framework (March 2012), 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. 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 (paragraphs 186 and 187) 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.

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