

COMMITTEE REPORT

Date: 6 June 2013 **Ward:** Skelton, Rawcliffe, Clifton
Without
Team: Householder and **Parish:** Clifton Without Parish
Small Scale Team Council

Reference: 13/00972/FUL
Application at: 6 Tamworth Road York YO30 5GJ
For: Two storey side extension, single storey rear extension and porch
to front
By: Mr and Mrs McCormick
Application Type: Full Application
Target Date: 21 June 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 The application site is a semi-detached modern dwelling set back from the public highway and screened by an established hedge. The property is situated within an area of mixed residential development and occupies an ample size plot with an enclosed rear garden and driveway to the side.

1.2 The application is to be considered at the East Area Planning Sub - Committee because the applicant is an employee of City of York Council.

1.3 This application seeks planning permission to erect a two-storey side extension set down by approx 500mm from the existing ridge and set back from the principal elevation, incorporating a canopy at ground floor level over the existing front entrance and a pitched roof porch. The proposal is subject to revised plans submitted on Thursday 23rd May 2013 (drwg no AS.1AA) which has reduced the length of the extension at first floor level, in order to reduce the impact on the neighbouring dwelling at 4 Tamworth Road. All new openings to the extension would be positioned to the front and rear of the extension. The rear elevation would include an additional single storey extension with a depth of approx 3.0 metres adjacent to the shared boundary.

SUPPORTING INFORMATION:

1.4 A Daylight and Sunlight Assessment has been submitted in order to determine effects of over shadowing and loss of light.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 INTERNAL:

3.11 None

3.2 EXTERNAL:

3.2.1 Clifton Without Parish Council - No objections subject to the support of the neighbours.

3.2.2 Neighbour consultation letters were sent out on 2nd May 2013 . An additional letter was sent to the occupiers of 4 Tamworth Road on 20th May 2013 due to the property being recently sold. The estate agent handling the sale was unable to confirm whether the new occupiers were aware of the proposed development. No replies have been received at the time of writing. Any correspondence received will be reported at the committee meeting.

4.0 APPRAISAL

4.1 KEY ISSUES:

- Impact on amenity of neighbours.
- Impact on street scene.

THE RELEVANT POLICES AND GUIDANCE

4.2 Planning Policy Frame Work (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 (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 and (e) proposals respect the spaces between dwellings.

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 (i) 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 should also appear subservient. The appearance of the side extension will be improved if it is set back from the main building. The scale of the new extension should not dominate the original building and should have pitched roofs and the materials should match those of the main property.

DESIGN & VISUAL AMENITY:

4.6 The proposed two-storey extension to the host dwelling would be situated on the side driveway along the north west boundary adjacent to the property at 4 Tamworth Road. The modest set back from the principal elevation is enhanced by the introduction of a forward canopy over the front entrance and proposed garage door and additional porch extension.

The extension would incorporate an appropriate degree of subservience and would not detract from the appearance of the dwelling or streetscene.

4.7 In terms of visual amenity the design is in accordance with the Council's Supplementary Planning Guidance in relation to house extensions. Furthermore, the applicant intends to use materials consisting of brick and render that match the host dwelling, as well as the character and appearance of the street scene.

4.8 The single storey rear extension would have a projection of 3.0 metres, incorporating a mono -pitched roof which is situated on the shared neighbouring boundary. The size and scale is in proportion with the host property and rear garden, therefore considered acceptable.

RESIDENTIAL AMENITY:

4.9. The main issue is the impact on the property at 4 Tamworth Road which is situated forward of the application site. This property is located to the north west of the proposed extension and is separated by the side driveway . The originally submitted proposal would have projected beyond the rear elevation of (no.4) by approximately 4.2 metres, incorporating a separation distance in the region of approximately 2.3 metres. It was considered that this would have resulted in the extension appearing unduly dominant and overbearing when viewed from the rear of the adjacent property. The revised plans have reduced the length of the extension by approximately 1.5 metres in order to overcome the dominance and potential loss of light for the occupiers of no4. It is considered that the reduced length of the extension at first floor level would not have an unduly detrimental impact on the principal rooms and garden areas of this property. It is also the case that by virtue of its design the windows proposed on the rear elevation would not create any additional loss of privacy or overlooking than the present situation. This is due to the fact that the rear first floor window would serve a shower room, and neighbouring boundaries are separated by a six foot wooden fence providing ample screening for habitable windows at ground floor level.

4.10 The single storey extension would be located on the shared boundary with the dwelling at 8 Tamworth Road. The closest window to the extension is a pair of external patio doors, which are screened by a six foot wooden fence. On the basis of the moderate projection and the established boundary treatment, it is not considered that the proposal would have a detrimental impact on this property in terms of loss of light or over shadowing . As such the proposed extensions would comply with polices H7(Residential Extensions) and GP1 (Design) of the Draft Local Plan.

5.0 CONCLUSION

5.1 It is considered that the revised proposal would not unduly harm the living conditions of nearby neighbours with particular reference to nos. 4 and 8 Tamworth Road or appear incongruous in the street scene. As such approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Revised plans (drwg no AS.1AA)
- 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 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. 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) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority had discussions with the applicant which resulted in the submission of revised plans for an extension with a reduced length at first floor. This enabled a positive recommendation to be made.

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