



3.1 Fulford Parish Council - No objections.

3.2 Neighbours - No correspondence received.

#### **4.0 APPRAISAL**

4.1 Key Issues:

- Impact on the openness of the Green Belt
- Impact on the living conditions of neighbours

4.2 Policy H7 of the City of York Draft Local Plan Local Plan states that planning permission will be granted for residential extensions where the design and materials are sympathetic to the main dwelling and the locality of the development, the design and scale are appropriate in relation to the main building, and there is no adverse effect on the amenity which neighbouring properties could reasonably expect to enjoy. Policy GP1 states that development proposals will be expected to respect or enhance the local environment, be of a density, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials, and should ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

The Council's Supplementary Planning Guidance "Guide to extensions and alterations to private dwelling houses" states that conservatories should be sited to the side and rear of dwellings. They should have pitched roofs where possible, and should be constructed, as far as possible, from materials that match those used on the main house. The privacy of neighbours should also be considered.

4.3 The site is within an area of Green Belt. Policy GB4 allows for limited extensions to dwellings within the Green Belt providing: there would be no undue visual intrusion; the proposal is appropriate in terms of design and materials; and it would be small in scale in relation to the original dwelling. The dwelling has been extended previously through a first floor side extension. The proposed conservatory is modest in scale with a footprint of just 9 sq m and a maximum height of 2.9 m. It is not considered that the cumulative impact of the side extension and the proposed conservatory would harm the character or openness of Green Belt. The conservatory would be of upvc and glass construction making it appear as a modest light weight addition to the dwelling. The proposed conservatory is of typical design incorporating a pitched roof and would not be visually prominent from areas of public access.

4.3 The proposed conservatory sits at the rear of the property, approximately 0.2 m from the shared property curtilage boundary with 50 Naburn Lane. It is not considered that the proposed conservatory would appear dominant or overbearing when viewed from the rear of 50 Naburn Lane or the garden. The proposed conservatory has windows within all three external elevations. It is not considered that the windows would result in a significant loss of privacy for neighbours due to them being at ground floor level and the extension only protruding 3 m from the main rear elevation of the house.

## 5.0 CONCLUSION

5.1 No significant harm to the living conditions of neighbours or the openness of the Green Belt.

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing received by The CoYC on 16/10/07

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

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 impact on the amenity and living conditions of adjacent occupiers and the openness of the Green Belt . As such the proposal complies with Policies GP1, H7 and GB4 of the City of York Local Plan Deposit Draft.

#### Contact details:

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