

COMMITTEE REPORT

Date: 7 January 2016 **Ward:** Holgate
Team: Householder and **Parish:** Holgate Planning Panel
Small Scale Team

Reference: 15/02598/FUL
Application at: 45 Windmill Rise York YO26 4TU
For: Two storey front and side extensions, single storey rear extension, formation of sloping roof to existing rear projection, front porch and detached garage/store to front.
By: Mr John Howlett
Application Type: Full Application
Target Date: 18 January 2016
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 This application seeks permission for the erection of a two-storey front and side extension; front porch, and the addition of a mono-pitched roof to existing single storey rear extension. A detached pitched roof store to the front is also proposed.

1.2 This large two-storey semi-detached dwelling is sited within a residential area, made up of a variety of mostly two-storey dwellings, of varying design, but of similar age.

1.3 This application is brought to committee for decision due to the applicant's wife working for City of York Council and involvement within the Development Management process.

RELEVANT PLANNING HISTORY

1.4 No. 47 Windmill Rise

Application No. 7/00/4620/PA - Two storey front extension forming stairwell; single storey front and side extension forming entrance and toilet. Approved 23.12.1982.
Application No. 07/01750/FUL - Conservatory to rear. Approved 23.08.2007

1.6 No. 44 Windmill Rise

Application No. 06/02634/FUL - Two-storey side extension. Approved 22.01.2007

1.7 No. 49 Windmill Rise

Application No. 07/01298/FUL - Two-storey front extension. Approved 27.07.2007

2.0 POLICY CONTEXT

2.1 Policies:

CYGP1 Design
CYH7 Residential extensions

3.0 CONSULTATIONS

HOLGATE PLANNING PANEL

3.1 No objection.

NEIGHBOUR NOTIFICATION/PUBLICITY

3.2 No responses received.

4.0 APPRAISAL

4.1 Key Issues:

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring amenity

POLICY CONTEXT

4.2 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 here 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.

Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.4 Development Control Local Plan Policy H7 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.

4.5 Development Control Local Plan Policy GP1 refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity.

4.6 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations. The SPD was subject to consultation from January 2012 to March 2012 and was approved at Cabinet on 4 December 2012. The SPD offers overarching general advice relating to such issues as privacy and overshadowing as well as advice which is specific to particular types of extensions or alterations. Advice in the document is consistent with local and national planning policies and is a material consideration when making planning decisions. The document advises that side extensions should be subservient to the original dwelling, with the ridge height being lower than the original and the front elevation should be set behind the building line. The character of spacing within the street should be considered and a terracing effect should be avoided. Advice in paragraph 7.5 states that extensions should respect the appearance of the house and street unless a justification can be given showing how the development will enhance the streetscene. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing/loss of light or over-dominance/loss of light. Paragraph 15.1 advises that garages and other outbuildings, wherever possible, should reflect the style, shape and architectural features of the original building and not be detrimental to the space around it and that outbuildings should clearly be smaller in scale to the house. Paragraph 15.3 advises that garages and other outbuildings must not have a detrimental impact on the residential amenity of neighbours. Para 11.3 advises that porches should not normally project excessively beyond the front of the house or be overly wide; the glazing style, door location and materials and roof pitch should respect the original building.

ASSESSMENT

Proposed Extensions

4.7 The host dwelling is sited within a row made up largely of two-storey detached dwellings, of varying design; all well-set back from the highway, and within spacious plots; though the adjacent dwelling at No. 43 Windmill Rise is a bungalow. Many dwellings within this row have been altered and extended by way of two-storey front and side extensions, all of varying design. The host dwelling has already been significantly been extended by the addition of flat roof front, side and rear extensions.

4.8 The two-storey front extension will project to the same distance as the existing single storey front extension in place at the host, which is also in line with the front elevation of No. 43 Windmill Rise and it is not considered this element will appear unduly prominent, particularly when viewed from the highway to the front.

4.9 The proposed two-storey side element will be set-in from the common side boundary with No. 47 Windmill Rise by approx. 1 metre (where the existing side garage in place projects wholly to the side boundary); the ridge height will be set lower than that of the original dwelling, and it will be set-back from the proposed new front elevation, thus all of these elements will aid in giving it a subservient appearance, in line with CYC Supplementary Planning Guidance mentioned above. Sufficient space between the host and the neighbouring dwelling at 47 Windmill Rise will be retained, so as to retain the detached character of dwellings within the row. External materials and fenestration are proposed to be similar to the existing dwelling. The design of the pitch of the roof however does not follow that of the original dwelling, and may appear a little at odds; though again taking into account the set-back of the dwelling from the highway and also the trees and landscaping in place to the front of the host and No. 47 Windmill Rise, this is not considered to be so detrimental so as to warrant refusal. External access from the front to the rear of the dwelling will still be available.

4.10 The open nature of the proposed porch will reduce the visual mass, and along with the relatively modest scale proposed and traditional design, it is considered to be appropriate and may add interest to the proposed front elevation.

4.11 Due to the elevated position of the dwelling above Acomb Road, to the rear of the host site, the alteration of the proposed roof to the rear element will not be open to public view; though again the design and materials proposed are considered to be appropriate; including the addition of four rooflights and change from rear window to full-length glazed doors.

4.12 Little additional impact further to these works will affect neighbouring amenity for adjacent neighbours at No. 43 Windmill Rise; the addition of the pitched roof to the existing single storey rear extension is not considered to be overly visually dominant, when viewed from the side facing secondary window at this neighbouring dwelling; and due to the relatively modest height, it is not considered to result in significant additional overshadowing. The additional two-storey element to the front will be in line with the front elevation of this neighbouring dwelling, thus no additional loss of outlook will occur.

4.13 The other neighbouring dwelling at No. 47 Windmill Rise may be more affected due to the addition of the two-storey side element being close to this common side boundary. This neighbouring dwelling has one ground floor side facing kitchen window in place, facing the host, and an additional front window also serves this room. The proposed side extension will be set-off this common side boundary and together with the off-set of this neighbouring dwelling, it is not considered the side extension will not appear unduly prominent. Again, due to the adequate separation distance in place, along with the relatively modest height of the proposed roof to the existing rear extension, this will not appear unduly prominent for these neighbours.

Four ground floor side facing windows are proposed within the side elevation, at the host, to face towards this neighbouring dwelling, though 1.8 metre high side boundary treatment is proposed to be retained, so as to avoid loss of privacy to this neighbouring dwelling.

4.14 Sufficient car parking/cycle and bin storage areas will be provided within the proposed detached store and front driveway; along with ample amenity space being retained within the rear garden.

Detached Store to Front

4.15 Many examples of similar garages/stores, as that now proposed, are in place, in similar locations within the front gardens, within this row of dwellings. The scale and design, with pitched roof and brick and tile construction is considered appropriate, particularly taking into account the large size of the front garden and with the dwelling being well set back from the highway. High trees within the front garden will also provide some screening towards the garage. A condition is recommended to ensure that any additional hard-standing proposed to serve this store should be either made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

4.16 The major neighbouring impact of this element will be upon those adjacent neighbours at No. 43 Windmill Rise, as the store is proposed along this common side boundary. However, as this neighbouring dwelling also has a similar garage in place to the front, it is not considered this addition will result in serious additional loss of outlook from the front kitchen window. Due to the orientation of these two dwellings, it is not considered that undue overshadowing to this neighbouring kitchen will occur.

5.0 CONCLUSION

5.1 It is considered that these proposals will not harm the character or appearance of the dwelling or surrounding area, nor result in undue loss of amenity to neighbouring properties. The proposals are considered to comply with the NPPF, CYC Development Local Plan Policies H7 and GP1 and Supplementary Planning Guidance - House Extensions and Alterations (Approved 2012).

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years

2 VISQ1 Matching materials

3 PLANS1 Approved plans - 1731.4F; 1731.5E; 1731.6

4 Any additional hard-landscaping proposed within the front garden shall be either made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your dwellinghouse.

Reason: In the interests of the proper drainage of the site to avoid the risk of flooding of adjacent land through increased surface water run-off.

7.0 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 (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.

2. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

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