

COMMITTEE REPORT

Date: 7 January 2016 **Ward:** Osbaldwick and Derwent
Team: Householder and **Parish:** Holtby Parish Council
Small Scale Team

Reference: 15/02309/FUL
Application at: 1 Hillcrest Holtby York YO19 5UB
For: Two storey side extension and dormer window to rear
By: Mr G Millington
Application Type: Full Application
Target Date: 4 December 2015
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 No.1 Hillcrest is a medium-sized, modern, detached dwelling, located within the village of Holtby. The development of the village has been exclusively limited to dwellings lying either on the village street, or located in modest post-war cul-de-sacs, running directly off it. The application property is one of the latter and unlike its immediate neighbouring properties (who's large rear gardens border open countryside) its modest rear garden borders the side/ rear garden of Rowan House and it has a long side garden, running parallel with Hillcrest itself. The proposal seeks permission for a two-storey side extension and rear dormer to create a lounge, 2.no en-suites at first floor and a bedroom (en-suite) in the loft space. The submitted drawings show a completed house with up to six bedrooms

1.2 The application has been called in by Councillors Warters and Brooks on the grounds that it is contrary to local plan policy GB2 and NPPF paragraph 89 as it is disproportionate in respect of the original dwelling.

Relevant Property History

- 15/00761/FUL Two storey side extension, single storey rear extension, porch to front and detached garage to side. Approved 02.06.2015
- 15/01440/NONMAT Non-material amendment to permitted application 15/00761/FUL to add bay window to front. Refused 05.08.2015
- 15/01817/FUL Two storey side extension, single storey rear extension, porch and bay window to front and detached garage to side (amendment to add bay window). Approved 07.10.2015

1.3 The approved two-storey side extension has been completed and the detached garage is nearing completion.

2.0 POLICY CONTEXT

2.2 Policies:

CYGP1	Design
CYH7	Residential extensions
CYGB1	Development within the Green Belt
CYGB2	Development in settlements "Washed Over" by the Green Belt

3.0 CONSULTATIONS

Holtby Parish Council

3.1 Object - excessive development for the site and concerns expressed by neighbours.

Neighbour Notification and Publicity

3.2 Three letters of objection have been received, raising the following issues:

- Would result in parking and access issues.
- Increased occupancy would lead to a greater number of cars additional on-site car parking spaces should be provided.
- Overdevelopment of the site - not in keeping with the surrounding area.
- Highway safety concerns relating to a tight narrow bend on this cul-de-sac.
- Proposal would create a disproportionate addition contrary to Green Belt policy.

4.0 APPRAISAL

4.1 Key Issues

- Impact upon the Green Belt
- Visual impact on the Street Scene
- Impact on neighbouring properties

PLANNING POLICY FRAMEWORK

4.2 Section 38(6) of the Planning and Compensation Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for York comprises the retained policies of the Yorkshire and Humber Regional Spatial Strategy (RSS).

These are policies YH9(C) and Y1 (C1 and C2) which relate to York's Green Belt and the key diagram insofar as it illustrates general extent of the Green Belt. The policies require the inner and the rest of the outer boundaries are defined to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

National Planning Policy Framework (2012)

4.3 The National Planning Policy Framework states "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence."

4.4 Para. 80 of the NPPF states that the Green Belt serves 5 purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

4.5 Paragraph 89 establishes that the construction of new buildings, with a number of exceptions, is inappropriate in the Green Belt. Point 3 allows "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building." Point 5 allows for "limited infilling in villages."

Local Plan

4.6 The City of York Council does not have a formally adopted Local Plan. Nevertheless the City of York Draft Local Plan Incorporating the Fourth Set of Changes Development Control Local Plan (Approved April 2005) (DCLP) was approved for development control purposes. Its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF.

4.7 The application property lies within village settlement of Holtby, which is washed over by the Green Belt on the proposals map in the plan.

4.8 Policy GB1 "Development in the Green Belt", states that planning permission will only be granted where the scale, location and design would not detract from the open character of the Green Belt AND it is for one of the following purposes,

including; the limited extension, alteration or replacement of existing dwellings and limited infilling in existing settlements. Policy GB2 "Development in settlements washed over by the Green Belt" states that extensions to existing dwellings would be acceptable on the basis that the location, scale and design of the proposed development would be appropriate to the form and character of the settlement and neighbouring property. The NPPF does not specifically refer to village settlements "washed over" by the Green Belt which limits the weight that can be given to DCLP policy GB2.

4.9 Policy H7 - "Residential Extensions" 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. Policy GP1 - "Design" refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity'.

House Extensions and Alterations Draft Supplementary Planning Document (2012)

4.10 The SPD is a material consideration and a basic principle of the guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension subservient to the original dwelling. The character of spacing within the street should be considered and a terracing effect should be avoided. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing/loss of light or over-dominance/loss of light.

Holtby Village Design Statement

4.11 The Village Design Statement is a material consideration and requires all future development in the village to respect the character of the settlement, by being appropriate to the site in terms of size, scale and style. Any new extensions should be sympathetic to location or village character. The VDS shows the application site as being within the village envelope.

ASSESSMENT

Impact upon the Green Belt

4.12 The footprint of the original property was about 46sq.m. The implementation of the previously permitted extension and garage and the proposed extension would constitute an increase of approx 178%, compared to the original property. It will also result in an additional degree of massing, as two storey extensions will have been added to both sides of the property.

Objectors have argued that this would be a disproportionate addition and as such inappropriate development in the Green Belt.

4.13 If the current proposal was considered to be 'disproportionate' it would then be deemed as 'inappropriate development' which is by definition harmful to the Green Belt. The 5 purposes of the Green Belt as set out in paragraph 80 of the NPPF are set out in paragraph 4.4 above. The assessment of disproportionate or proportionate domestic extensions should not be made purely in a mathematical way by reference to size, but should include appearance and visual impact. Because of its location within the village the proposal does not conflict with the 5 purposes of the Green Belt it is also not considered to harm openness. In its context and in reference to harm to the Green Belt, the proposals are not considered to be disproportionate and therefore are not considered to be inappropriate development in the Green Belt.

Visual Impact on the Street Scene

4.15 The proposed extension will incorporate materials which match those of the existing dwelling. It will be set down significantly from the ridge and also set back significantly from the existing front building line. It will sit comfortably within the very long side garden and also appear balanced (as one of two side extensions to the original dwelling). The proposed rear dormer on the original dwelling is modest in scale and will incorporate a pitched roof. There is no single design approach on Hillcrest itself and it is not considered the enlarged property will impact adversely on the character and appearance of the street scene, or immediate surrounding area. The proposal will comply with policy GP1 and H7 of the DCLP and with the guidance contained within

Impact on Residential Amenity

4.16 The proposed extension and rear dormer, will be completely screened from No.2 Hillcrest. In terms of Rowan House, to the south, it will be set quite close to the shared garden boundary. However, the distance to this property is quite significant and there are no additional windows indicated on the facing side elevation. The shared boundary is well screened by trees, shrubs and a hedge and this property lies south of the application site. In consequence, no significant issues arise in terms of overshadowing, over-dominance, or loss of privacy.

Other Issues

4.17 Planning permission was granted in June 2015 for the construction of a detached garage with a new vehicle access, driveway and turning head. The garage is currently under construction. The off-road parking provision would meet the maximum standards contained within the DCLP.

5.0 CONCLUSION

5.1 The proposal is considered to be acceptable as it complies with the National Planning Policy Framework (2012), local plan policies GP1,GB1, GB2 and H7, advice contained within Supplementary Planning Document (SPD) 'House Extensions and Alterations.' December 2012 and advice contained within the Holtby Village Design Statement.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years

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

Drawing No.22-93-2A (plans and elevations) site plan.

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. 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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