

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Dringhouses And
Woodthorpe
Date: 20 December 2007 **Parish:** Dringhouses/Woodthorpe
Planning Panel

Reference: 07/02551/FUL
Application at: 2 Glenridding York YO24 2SQ
For: Single and two storey pitched roof rear and side extensions after
demolition of existing garage and conservatory (resubmission)
By: Mr Wilson And Miss Goude
Application Type: Full Application
Target Date: 24 December 2007

1.0 PROPOSAL

1.1 This application relates to a single storey rear extension and a two storey rear and two storey side extension to the existing property. The property will become a four bedroom (one bathroom) property with a summer room replacing the existing conservatory and a games room adjacent to it, linked to the rear of a new garage that replaces the existing one. The two storey element of the extension is set back 4.2m from the front building line of the property - in approximately the same position as the existing garage.

1.2 Planning History: A previous application, under reference 07/02551/FUL was withdrawn by the agent when it became clear that the application would be refused. The previous application was generally on a larger scale with a wider two storey element (8.2m) and a longer ground floor extension adjacent to the boundary 5.2m longer than the 2 storey extension. The immediately adjoining neighbour to the north (4 Glenridding) has constructed a two storey extension the full width of the rear of the existing dwelling, as it is proposed to do here, which was granted permission in 1997.

1.3 This application has been called to Committee by Cllr. T. Holvey because of the concerns expressed by local residents. A site visit is proposed based on the recommendation for approval when two neighbours have objected to the application.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal: None

3.2 External.

Dringhouses/Woodthorpe Planning Panel: We have no objections

3.3 Representations.

2 letters have been received objecting to the scheme. The comments come from two adjoining neighbours to the south. Both neighbours have revised original comments on the application to strengthen those made originally, following a meeting onsite with the case officer. Objections relate to; imposing flank wall, drainage problems in adjoining gardens, potential for extension to overhang the boundary, potential damage to property by builders, lack of construction access, overlooking by a proposed bathroom window, detrimental impact on property value and the change to the character of the area.

The additional comments relate to property destabilisation, flooding, party wall infringements, developments potential to overhang the boundary and the inappropriate scale of the extension.

4.0 APPRAISAL

4.1 Key issues: Scale, mass and design of the extension and impact on the residential amenity of the adjoining property occupiers.

4.2 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.3 Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of

area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.4 Detailed design guidance for residential extension of this type is contained within SPG1 'Guide to extensions and alterations to private dwelling houses'. This advice encourages side extensions to be set back from the main building time to ensure the extension remains subservient to the existing dwelling in appearance. This part of the guidance has been followed. The depth of the two storey extension, where it is directly adjacent to the neighbouring boundaries, is relatively modest at 4.7m. Both the eaves and ridge height of the dwelling are relatively low as the roof pitch is very shallow.

4.5 The two objecting neighbours occupy properties directly to the south of the application site. Properties 23, 25 and 27 Moorcroft Road all have rear gardens 12m in length which border onto the flank boundary of the application site.

4.6 The single storey element of the rear extension has been slightly reduced in length from the previous application (from 5.2m to 5.9m) adjoining a reduced size two storey extension, also on the rear. The height of the single storey element of the proposal is 3.5m again relatively modest based on the shallow pitch of the roof on the games room. The eaves line of the extension, which runs most of the way along the boundary with 25 Moorcroft Road (an objector) would be marginally above the height of the existing 2m fence, approximately equal to the height of the flat roofed garage currently in existence on part of this boundary. The scale of this element of the proposal is felt to be acceptable with only a limited impact on the amenity currently enjoyed by the occupier of this property.

4.7 The two storey element of the proposal above the garage (nearest the southern boundary) is 4.7m in depth and accommodates a small bedroom on the front and a house bathroom on the rear, whilst the second two storey element (nearest the northern boundary) is 3.5m deep and accommodates a new master bedroom. It is considered that the relationship between these extensions and the amenity of the neighbouring properties will be acceptable. Whilst the extensions will be visible from the adjoining properties to the south and to an extent their outlook will be altered, this will not be to such a degree as to cause harm in terms of overbearing, overlooking or overshadowing impact as the extensions are to the north of the objecting neighbours. The single storey element, based on its shallow pitched roof and its roof slope away from the southern boundary of the site, is also considered acceptable.

4.8 The two storey extension to the main house (adjoining the northern boundary) projects to the same extent as a previous extension already in existence on site at the adjoining property (4 Glenridding) which was approved in 1997.

4.9 The materials proposed for the construction of the extensions match those of the existing house and as such the appearance of the extensions are acceptable. A new window is proposed in the north facing flank elevation (to serve bedroom 3) which will face the flank elevation of the adjoining property to the north without causing any overlooking to the neighbour. It is suggested that the proposed bathroom window adjacent with the boundary with 25 Moorcroft Road should be conditioned to be obscure glazed to protect the privacy of adjoining neighbours.

4.10 Some of the objections from the neighbouring property occupiers to the south relate to matters not controlled as part of the consideration of this application. It is suggested that an informative condition is used to draw the applicants attention to the requirements of the Party Wall Act and that such a condition should go some way to alleviate certain concerns of the adjoining neighbours.

4.11 Concerns expressed regarding the damage to private property caused as a result of the construction works are a matter outside the control of the planning law. Other means for resolving such matters are available to the neighbours should such an event occur. Flooding caused by the runoff from the new roof structures are proposed to be disposed of via a soakaway. Neighbours have concerns that this will not have the ability to effectively deal with the runoff and surface water and that this may result in flooding in the adjoining garden areas. However this matter will be controlled by the Building Regulations 2002 (Part H).

5.0 CONCLUSION

5.1 Based on the above assessment of the application it is considered that the currently proposed extension is acceptable in scale, mass and design. Despite the concerns expressed by the nearest neighbours, which mainly relate (but not solely) to non-planning matters the overall impact of the extensions are considered acceptable.

5.2 It is considered that the following matter should be controlled by condition to ensure there is no loss of privacy to adjoining neighbours as a result of this proposal.

The newly proposed bathroom window on the rear elevation shall be obscure glazed.
Reason: to prevent loss of privacy.

An informative condition is suggested to bring the applicants attention to the provisions of the Party Wall Act regarding any outstanding boundary issues.

COMMITTEE TO VISIT

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:-

G01/730/03

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 The newly proposed bathroom window on the rear elevation shall be obscure glazed.

Reason: to prevent any loss of privacy to adjoining neighbours.

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 amenity of the occupiers of adjacent residential properties and the character and appearance of the surrounding area. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the advice contained within SPG (2001) Guide to extensions and alterations to private dwelling houses.

2. You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with the provisions of this Act. An explanatory booklet may be obtained from the City of York's Department of City Strategy, or alternatively it is available on the Department of Communities and Local Government, www.communities.gov.uk.

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