

COMMITTEE REPORT

Date: 4 August 2016 **Ward:** Strensall
Team: Householder and **Parish:** Strensall with Towthorpe
Small Scale Team Parish Council

Reference: 16/01207/FUL
Application at: Oakwood Cottage Pottery Lane Strensall York YO32 5TW
For: Two storey side extension, first floor rear extension and
single storey veranda to front and side
By: Mr Stuart Barnes
Application Type: Full Application
Target Date: 20 July 2016
Recommendation: Approve

1.0 PROPOSAL

1.1 Oakwood Cottage is a semi detached two storey dwelling house located in a generous plot forming part of a group of buildings accessed from Pottery Lane that are situated in an established landscape setting in the Green Belt.

1.2 It is proposed to erect a two storey side extension to the host dwelling house, a first floor rear extension and a single storey veranda to the front and side of the side extension. In discussion with the agent, revised drawings have been submitted so that the two storey side extension would appear subsidiary to the host dwelling house. The host dwelling house dates from the late nineteenth century and is linked to the adjoining two storey dwelling house by a two storey rear offshoot.

1.3 The application is reported to Sub-Committee for decision because the applicant is a Councillor.

2.0 POLICY CONTEXT

2.1 Policies:

2005 Draft Development Control Local Plan

CYGB1 Development within the Green Belt
CYGB4 Extension to existing dwellings in GB
CYGP1 Design
CYH7 Residential extensions

Emerging Local Plan

At this stage, policies in the 2014 Publication Draft Local Plan are considered to carry very little weight in the decision making process (in accordance with paragraph 216 of the NPPF). However, the evidence base that underpins the proposed emerging policies is a material consideration in the determining of planning applications.

3.0 CONSULTATIONS

Strensall with Towthorpe Parish Council

3.1 No objections.

Neighbour Notification and Publicity

3.2 No responses received.

4.0 APPRAISAL

4.1 Key Issues

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

4.2 The National Planning Policy Framework (NPPF) (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. A principle set out in paragraph 17 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.

4.3 The NPPF, Chapter 7, paragraph 56 advises 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 make places better for people.

4.4 The NPPF, Chapter 9, paragraph 89 advises that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include 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.

4.5 The City of York 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 when they are in accordance with the NPPF.

4.6 Development Control Local Plan Policy GB1 Development in the Green Belt advises that planning permission will only be granted where the scale, location and design of such development would not detract from the open character of the Green Belt. Policy GB4 Extensions to Existing Dwellings identifies that in the Green Belt, extensions can be acceptable provided there would be no greater visual impact, the design is in keeping and the extension is of a small scale compared to the original dwelling. Policy GB4 states that extensions should not result in a disproportionate addition, over and above the size of the original dwelling. In general terms, a planning application to extend a dwelling by more than 25% of the original footprint will be considered a large scale addition and resisted accordingly.

4.7 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.

4.8 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.

4.9 The Council has an agreed Supplementary Planning Document (SPD) 'House Extensions and Alterations' dated December 2012 which provides guidance on all types of domestic type development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/streetscene where it is located. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered and a terracing effect should be avoided where required. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook.

4.10 Paragraph 11.1 of the SPD relates to front extensions and states that an extension forward of the front wall of a house will not normally be permitted unless the house is set well back from the pavement, or is well screened; the extension is small, well designed and would not harm the character of the house/area; and the extension would not unduly affect neighbours.

Paragraph 12.2 of the SPD advises that with regard to side extensions, care should be taken to ensure that they are designed to harmonise with the host property. If not sensitively designed and located, side extensions can erode the open space within the street.

ASSESSMENT

VISUAL IMPACT ON DWELLING AND SURROUNDING AREA

4.11 The two storey side extension would echo the traditional design of the host dwelling house with a pitched pantile roof and lime render finish to complement the external finishes of the host dwelling. The extension would be attached to the south elevation of the host dwelling house and would appear subservient. The first floor Venetian style tripartite window to the south/side elevation of the side extension would include a Juliet balcony to the central window. A single storey pitched roof open sided veranda would be located to the front and south side of the two storey side extension, with an oak frame and pantile roof finish to complement the host dwelling house.

4.12 The first floor rear extension would be of a contemporary design with a flat roof and the first floor external finish comprised of zinc standing seam cladding. To the ground floor a series of full height sliding glazed doors would contribute to the contemporary architectural style of the addition. The height and mass of the first floor extension would appear subsidiary to the host dwelling house and existing rear offshoot that connects to the adjoining dwelling house.

4.13 With regard to design and visual amenity, it is considered that the scale and mass of the additions are proportionate to the host dwelling house and that the architectural design of the extensions would complement that of the host dwelling house. The extensions would not be open to general public view from Pottery Lane. It is considered that the design and mass of the extensions would not detract from the landscape setting of the dwelling house or the architectural character of this group of buildings in Pottery Lane.

IMPACT ON THE GREEN BELT

4.14 The proposed extensions are located to the south/side and rear of the host dwelling house, with the veranda located to the front and south/side of the two storey side extension. It is considered that the scale, location and design of the extensions would not detract from the open character of the Green Belt. Due to the location of the extensions, to the side and rear of the host dwelling house and the established landscape setting of the application site, it is considered there would be no greater visual impact resulting from the proposals. The architectural design of the extensions is in keeping with the host dwelling house and the extensions are of a relatively small scale compared to the original dwelling.

IMPACT ON NEIGHBOURING AMENITY

4.15 In terms of residential amenity, the two storey side extension and veranda are located to the north of a single storey outbuilding and would not be considered overbearing or give rise to a loss of amenity to adjoining residents as a result of overshadowing, loss of light or privacy. The first floor rear extension includes one first floor window opening to the rear elevation. The adjoining dwelling house has a single storey rear extension located to the east of the proposed rear extension. There are no windows or roof lights present to the side elevation or side roof plane of the adjacent rear extension. Therefore, it is considered that the design and mass of the proposed first floor rear extension would not detract from the amenity of adjoining residents.

5.0 CONCLUSION

5.1 For the reasons stated, the proposals are considered acceptable and would comply with the NPPF, Policies GP1 (Design), GB1 (Development in the Green Belt) and GB4 (Extensions to Existing Dwellings in the Green Belt) and H7 (Residential Extensions) of the Development Control Local Plan and City of York Council's Supplementary Planning Document (House Extensions and Alterations). Approval is recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Drawing no. 0316_ (P) 01 Revision A Proposed ground floor plan

Drawing no. 0316_ (P) 02 Revision A Proposed first floor plan

Drawing no. 0316_ (P) 03 Revision A Proposed elevations

Drawing no. 0316_ (P) 04 Revision A Proposed roof 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 The brickwork finish and pantiles to be used externally shall match those of the existing buildings in colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

4 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the zinc standing seam cladding to the first floor rear extension and render finish to the two storey side extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the development. The development shall be carried out using the approved materials.

Note: Because of limited storage space at our offices it would be appreciated if sample materials could be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located.

Reason: So as to achieve a visually cohesive appearance.

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) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Discussions with the agent resulted in revised drawings being submitted with the pitched roof part of the two storey side extension being stepped down and set back from the host dwelling house so that the extension appears subservient.

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