



## 4.0 APPRAISAL

### KEY ISSUES:-

- Visual impact on the dwelling and the conservation area
- Impact on neighbouring property

### RELEVANT PLANNING POLICY

4.1 Paragraph 132 of the National Planning Policy Framework (March 2012) states that when considering the impact of a proposed development on the significance of a designated heritage asset (in this case the conservation area) great weight should be given to the asset's conservation.

4.2 The York Development Control draft Local Plan was approved for development control purposes in April 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is limited except when they are in accordance with the NPPF.

4.3 Draft Local Plan Policy GP1 expects new development to respect or enhance the local environment, and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials.

4.4 Draft 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 (iv) proposals respect the spaces between dwellings; and (v) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.5 Draft Local Plan Policy HE3 states that within conservation areas, proposals will only be permitted where there is no adverse effect on the character and appearance of the area.

4.6 The Council have an agreed Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 which provides guidance on all types on domestic types of 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 it is located on. 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. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook.

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4.7 It is proposed to construct a single storey flat roof extension with central roof lantern to infill a large proportion of the rear yard. It will have a contemporary finish with horizontal rockclad panel boarding to the north facing wall and due to the proximity of the rear elevation to the rear boundary wall, it is proposed to install high level aluminium windows which will be visible from the alleyway. As part of the scheme of works it is also proposed to rebuild the rear boundary wall to a height of 2.2m which would align through with the current eaves height of the existing single storey offshoot.

4.8 The application site is within the New Walk/Terry Avenue Conservation Area where section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area. The location of the extension is such that it would not be visible in public views, and would only be glimpsed from surrounding neighbouring properties towards the very end of the rear alleyway. The design and materials are contemporary in nature, the extension has been designed to compliment the host dwelling and as such the extension would preserve the appearance of the conservation area.

4.9 It is acknowledged that the extension would occupy almost all of the rear yard, leaving only a small area which could not readily be used for anything other than the storage of bicycles and bins/recycling. Whilst such a reduction in outside amenity space would not normally be considered acceptable, because of the existing tall neighbouring flank wall and northerly aspect the rear yard has limited amenity value as an outside space. The proposed extension would afford better use of the space and it is not considered that the loss of the rear yard would be significantly detrimental to the wellbeing of existing or future occupants. Bins are stored at the end of the alleyway directly behind the rear boundary wall of the host dwelling.

4.10 Given the height, location and limited window openings of the proposed extension, there will be no adverse impact on the residential amenity of neighbouring occupants.

## 5.0 CONCLUSION

5.1 The proposed extension is not considered to harm the appearance of the dwelling and conservation area and will not harm the residential amenity of existing or future occupants of the dwelling or neighbouring residents. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area. As such the scheme complies with the NPPF, draft Local Plan policies GP1, H7 and HE3 and the House Extensions and Alterations SPD.

## **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:-

Drg. No: 26NWT-1 (LP-SP)

Drg. No: 26NWT-3 (PP+E)

Drg. No: 26NWT (PP+S) - 4

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

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external rainscreen cladding to be used 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) 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.

#### **Contact details:**

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