

3.0 CONSULTATIONS

Hull Road Planning Panel

3.1 No response received.

Publicity and Neighbour Notification

3.2 Two letters received objecting on the following grounds:

- The property is a family home, not student accommodation
- This area is over-run with student accommodation
- Extensions would result in 'terracing effect' - oppressive, over-dominant
- Proposed parking provision out of character with this area

4.0 APPRAISAL

4.1 Key issue(s): Effect upon neighbouring property and the street scene

4.2 The National Planning Policy Framework (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states 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 17).

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; although in draft form 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 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.

4.5 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and (e) proposals respect the spaces between dwellings; and (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

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 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/street-scene 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. 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. Guidance in sections 3, 4, 5, 7, 12 and 13 are relevant to this application. These provide more specific guidance on side and rear extensions and guidance on privacy, overshadowing and loss of light and dominance and outlook.

Visual Impact on the Street Scene

4.8 The visual change to the front elevation is now confined to a hip to gable extension and mono-pitched roof single storey side extension. The hip to gable extension will also allow for the flat-roof rear dormer. Although quite large at approx. 4.7m x 1.9m this will be set in at each end and set up from the eaves and it will barely be visible from any public views. The proposed two-storey rear extension will also barely be visible from public views. It has been reduced in width from the previous scheme, ostensibly as a result of the removal of the two-storey side extension. The hip to gable change will be at odds with the hipped roof to the adjoining semi but as a general principle, such alterations are now permitted development and thus are difficult to resist. Visually in what is a fairly mixed residential area this is considered to be acceptable. In overall visual terms, both these elements, together with the single-storey rear element, are now considered to be acceptable. Both will incorporate materials which match those of the existing dwelling. The proposed cycle and bin store is set within the rear garden area, is modest in size and will not be highly visible.

Impact on Neighbouring Properties

4.9 The proposed first floor rear extension will not project beyond the original side wall. In consequence; the revised first floor extension is now set back an additional 1.5m from No.40 Millfield Lane and the additional massing has been significantly reduced. This is now considered to be acceptable. In terms of the adjoining property of No.44 Millfield Lane; a revision was requested which has resulted in it being set back an additional approx 500mm from this shared rear/side boundary. As a result, the distance to this boundary has increased to 2.5m. Its rearwards projection has also been reduced by approx 500mm and this will reduce the impact of this part of the proposal further. In addition to this, given the existing single-storey extension set against the shared boundary is to be demolished, the outlook from this adjoining

property will be improved in the immediate area of the boundary. It is now considered that this element of the proposal is considered to be acceptable in amenity terms. The bin and cycle store is set well away from the boundary with no.44 and is set against the detached garage/outbuilding at no.40.

Other Issues

4.10 The property currently has an authorised use as a small house in multiple occupation (Use ClassC4) and this application and the increase in the number of occupants to 6 will not alter this. It is considered that the house and site are able to accommodate this number.

5.0 CONCLUSION.

5.1 The proposal would result in no significant harm to the living conditions of the neighbours or the street scene and is considered to comply with the National Planning Policy Framework, draft local plan policies CYC GP1, and H7 and also advice contained within Supplementary Planning Document (SPD) 'House Extensions and Alterations' December 2012.

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:-

Revised Drawing No. 278.002 Rev C - Received 20.09.2016.

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

4 The bike and bin store shown on drawing number 278.002 Rev C shall be completed prior to the first occupation of the extensions hereby approved and shall be retained in such use thereafter.

Reason: In the interests of the visual amenities of the street scene and to encourage the use of bicycles, to reduce dependence on the private car.

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:

Negotiated a revision in the scheme, in order to make it acceptable in terms of neighbour amenity.

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