

## Supporting statement for application at 105 Tadcaster Road

The below is supporting documentation with regards to our application 16/01744/FUL

Having viewed the objections we are concentrating on the material planning considerations in the objections and not matters which are irrelevant.

### 1. Design and Materials

Substantial consideration has been given to objections to the original proposal. Based on the professional Planning Officer's feedback, a compromise incorporating a more 'traditional' design has been proposed.

The key changes are:

- a) Replacement of cedar cladding with render
- b) Removal of first floor overhang
- c) Flat roof replaced by a more traditional tiled, truncated hip roof

The design and materials of the extension have been considered with respect to modern sustainable building techniques and to the construction of existing properties and extensions within the immediate vicinity.

To avoid a superficial and pale reflection of the existing building, the proposal is a high quality, contemporary design with a superior standard of material. It provides a progressive style of extension suitable for existing and future occupants in the neighbourhood and enhances the local environment.

The method of construction at first floor level is to be timber frame utilising sustainably sourced insulation (wood fibre). This provides for a narrower wall build up than conventional masonry construction to allow enough space for a bedroom and en-suite whilst minimising the external dimensions. The proposed render is a lime render which is a sustainable material to minimise embodied carbon within the entire construction. The timber frame construction is also relatively lightweight in comparison with brick and blockwork allowing smaller supporting steelwork sections to be used; again, a more sustainable solution.

### Render

Within the immediate vicinity there are numerous examples of historic, new build and residential extensions with either entirely or partially white/off white render to both first and second floor. Some cases of particular note include:

- a) A **single and first floor extension** on 75 Hunters way
- b) No. 96, 102 and 110 Tadcaster Road which sit almost directly opposite the application property
- c) No. 111, 125-147 Tadcaster Road, which sit to the left of the application property
- d) Original bay frontages on numerous properties on Hunters Way
- e) No. 9, 15 and 21 The Horseshoe, York
- f) Royal Chase and Regency Mews housing development off Tadcaster Road
- g) The majority of Slingsby Grove off Tadcaster Road
- h) York College and Tadcaster Road Park and Ride.

Indeed, in several other instances in the wider York area contemporary design involving white/off white rendering has been applied namely:

- a) 15 Albermarle Road overlooking the Knavesmire
- b) 126 Butchers Terrace adjacent to Rowntrees park

c) 2 Lang Road in Bishopthorpe

There is, therefore, substantial precedent for its use and is considered that its use on the property at the rear **only** will sit comfortably on the building and will complement the surroundings.

We have attached just a selection of photographs to clearly illustrate the existing precedent.



Contemporary extension on Hunters Way (ground and first floor render)



Numbers 96 and 102 Tadcaster Road sited opposite the property



Bay frontages on Hunters way

No. 21 The Horseshoe

Royal Chase and Regency Mews



Slingsby Grove, off Tadcaster Road

New double storey house overlooking Knavesmire

Despite the above rationale and our preference, as a further compromise if deemed necessary we are prepared to finish the first floor in brick slips to match the original property.

### **Roof**

In agreement with the professional Planning Officer we have agreed to the practical solution of a truncated hip roof which has the following benefits:

- a) Allows a more traditional aesthetic of a tiled finish in keeping with current roof
- b) Permits the existing eaves line and detailing to be followed
- c) From neighbouring eye line it appears as a traditional tiled pitched roof
- d) Facilitates a sky light to be cut into the existing roofline to allow continued natural light and ventilation into the existing family bathroom (the proposed first floor extension blocks the existing window to the bathroom)

A full pitch roof is not a solution as this would need to extend well beyond the ridge of the original house and would be excessive in scale.

### **2) Scale/size**

The scale of the extension is in keeping with the scale of the current property and has been kept to appropriate dimensions to achieve the living purposes required from the new space.

It is incorrect to state the double storey has increased in size. It has remained in line with the original submission. In the revised submission, the single storey has been increased by 30cms to achieve a flush single and double storey appearance. This was in response to the original objections of not being of 'traditional' appearance and to lose the contemporary overhang. It was amended based on the direction and feedback of the professional Planning Officer.

It should also be noted that on a detached property of this size, a full 3m deep double storey extension across the entire width of the house could have been erected under permitted development rights without any consultation with either the local authority or any of the neighbouring property owners.

The proposed 3.8m extension to single and first storey is therefore a reasonable application within the context of permitted development allowances.

Finally, with reference to 107 Tadcaster Road, the overhang is to be approximately 200mm but it will certainly **not** cross the boundary.

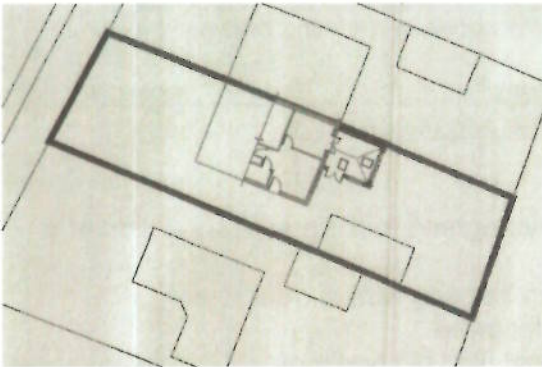
### **3) Overshadowing**

It is important to note that if the extension was 0.8m shorter it could have been erected under permitted development rights. It is therefore considered that its impact on the neighbour at 103

Tadcaster Road would be of little difference to that of a double storey rear extension, which could have been erected under permitted development rights.

The primary windows to the kitchen and extension of 103 Tadcaster road are to the rear elevation, which would be unaffected by the proposed extension.

Furthermore, there is significant distance between both properties as there is at minimum the width of 2 separate driveways. This has not been raised as an issue by the Planning Officer as there is approximately 6 metres between the properties at their closest point. (See attached plan from 103 Tadcaster road planning portal submission).



Given the orientation of the property in relation to sun position and daily path, overshadowing is **not** a concern to any other property in the vicinity.

#### **4) Amenity/privacy**

The proposed bedroom window is to be a fixed pane and an inward opening pane to allow for emergency escape and therefore compliance with building regulations. A simple glass panel will be fixed to the outside of the frame to guard the opening. It must be made clear that this is a bedroom and therefore the owner's privacy is as important as that of any neighbours. The opening window will be used in the same way as any other window might be - for light and ventilation.

Side windows on the first floor extension are deliberately sited at a height above floor level that provides good natural light but precludes occupants having a view into neighbour's windows.

The rear of the property is a significant distance (over 20 metres) from any properties at the rear and is obscured to the direct rear and right by existing trees. The best way to illustrate how little impact on privacy or amenity we expect is the below photos showing the distance to the surrounding properties and views from both ground and first floors obscured by trees.



View from first floor 105 Tadcaster road toward 11 Hunters way and view from ground floor of 105 Tadcaster Road toward Hunters Way



View from first floor 105 Tadcaster Road towards 3,5,7,9 Hunters Way

*We are more than willing to plant more trees to fill any perceived gaps within the existing tree line if this helps to alleviate objectors concerns and indeed secure our own privacy.*

### 5) Visibility from Tadcaster Road

The window raised by the objectors as an issue from the west elevation will **not** be visible from Tadcaster road as demonstrated by the attached photograph. In addition the existing front hedge at over 6ft further obscures any view.



Taken from inside the front driveway of 105 Tadcaster road– this shows the window would not be visible due to existing gate and plants.

We trust the above information demonstrates this is a carefully thought out proposal with consideration and substantial compromise to meet the current and future needs of our family and the preferences of the surrounding neighbourhood.

Kind Regards

Rob and Grace

