

COMMITTEE REPORT

Date: 6 July 2017
Team: Householder and Small Scale Team
Ward: Strensall
Parish: Strensall With Towthorpe Parish Council

Reference: 17/00198/FUL
Application at: Fair View 31 Princess Road Strensall York YO32 5UE
For: Full Height rear extension to no.31 including insertion of first floor windows and roof lights to side elevations and (recessed) balcony to rear, single storey rear extension to detached annex (31A Princess Road) and erection of detached garage with car port.
By: Mr and Mrs B Pepper
Application Type: Full Application
Target Date: 12 July 217
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 The application site relates to two individual dwellings known as 31 and 31a Princess Road situated within the village limits of Strensall. The site is in the Conservation area. The dwellings are separated by standard garden vegetation and the side drive way serving the dwelling at 31 Princess Road. Planning permission is sought to erect extensions to the rear of both dwellings and a new flat roof detached garage and car part to rear elevation of 31 Princess Road.

1.2 The proposal is subject to revised plans which following various discussions and revised plans have altered the roof, length and window arrangement of the extension associated to 31 Princess Road and removed a second driveway entrance to serve both dwellings. (drawing number UPL-478-01-03 rev F and UPL-478-01-04 rev B) refers. In addition revised plans have been submitted to reduce the height to the rear extension at 31a Princess Road (drawing number UPL-478-01-05 rev A) refers.

1.3 The application is supported by a Daylight and Sunlight Assessment.

SITE HISTORY:

1.4 The two dwellings have no physical connection with each other and there is no planning history which indicates that they are part of a original curtilage. Number 31a Princess Road was a former post office building converted into a dwelling in 1985 (ref: 3/131/85 /PA). Number 31 Princess Road has a existing flat roof rear extension approved without conditions (ref: 3/131/126/PA).

1.5 This application has been called to Planning Sub-Committee by Councillor Doughty on the impact on the development would have on the Conservation Area and the neighbouring dwelling at 29 Princess Road.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Strensall Village CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE3
Conservation Areas

3.0 CONSULTATIONS

3.1 INTERNAL:

Design, Conservation and Sustainable Development: No comments received.

3.2 EXTERNAL:

Strensall and Towthorpe Parish Council:

The Parish Council express concern that the plans for 31 are definitely not single storey resulting in a loss of light to the neighbouring property, however a reduction in the pitch/flat roof would reduce the overshadowing. The Parish Council object to this application in its present form but state if viewed and compared with 29 and 31A some re-designing would overcome this.

Councillor Paul Doughty has objected on the following grounds:

- Impact on the Conservation Area

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- Loss of amenity to 29 Princess Road

3.3 PUBLICITY:

Neighbour notification letters sent on 20.02.2017. Following the re - consultation of the submitted revised plans the consultation period expires on 25.04.2017.

Four letters of objections have been received from the residents of 29 Princess Road relating to the extensions to (no31) on the following grounds:

- Over development of the site within the Conservation Area
- Scale and Mass of the extension creating a two storey extension
- Loss of sun light in to main living areas
- Loss of privacy from proposed new side windows and rear bi-folding second height doors and balcony.

Eight letters of objections have been received from local residents on the grounds of the extensions would impact on the character of the conservation areas and the loss of amenity to the residents of 29 Princess Road.

A Site Notice was posted on the front of the dwelling on 16.03.2017.

4.0 APPRAISAL

4.1 KEY ISSUES:

- Impact on the character and appearance of the Conservation Area.
- Impact on neighbouring dwellings.

Planning Policy:

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. On the subject of development within conservation areas it states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. It states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).

4.3 Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible. The NPPF states that there are three dimensions to sustainable development - an economic role, a social role and an environmental role. In considering proposals for new or improved residential accommodation, the benefits from meeting peoples housing needs and promoting the economy will be balanced against any negative impacts on the environment and neighbours' living conditions.

4.4 The NPPF, Chapter 12, Paragraph 132 states that considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed by or lost through alteration or destruction of the heritage asset or development within its setting.

4.5 The NPPF, Chapter 12, Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.6 The 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 where in accordance with the content of the NPPF'. Policy H7 - "Residential Extensions" 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. Policy HE3 reflects the statutory obligation of the Local Planning authority and states that within conservation areas, proposals for external alterations will only be permitted where there is no adverse effect on the character and appearance of the area.

4.7 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations. The SPD was subject to consultation from January 2012 to March 2012 and was approved at Cabinet on 4 December 2012. 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. Guidance in sections 3,4,5,7,8, 12 and 13 are of relevance in the assessment of this application.

4.8 In terms of two/ first floor storey rear extensions proposals should respect the appearance of the house and street unless a justification can be given showing how the development will enhance the street scene. In addition the additional mass must not impact on space around building or conflict with the amenity of neighbouring dwellings. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing/loss of light or over-dominance/loss of light.

4.9 In terms of detached outbuildings paragraph 15.1 advises that detached outbuildings should reflect the style, shape and architectural features of the original building; should be smaller in scale than the original building and should not have a negative impact upon the amenity of neighbours.

STRENSALL VILLAGE DESIGN STATEMENT:

4.10 Strensall Conservation Area¹ is defined as an area of special architectural and historic interest. It was first designated in 1979 and included The Village and Church Lane which make up the linear street character of the historic Village. Many traditional side lanes and yards survive along The Village, a legacy of the medieval street pattern. In 2001, the Conservation Area was extended to the north and north - west from Bone Dyke to the rear of Netherwoods. This extension included Strensall Bridge and the riverside pasture land and paddocks to Strensall New Bridge. It was also expanded to the west, following West End and to the south along Princess Road. In 2011, it was extended to include housing to the north of Southfields Road, properties associated with the railway along Princess Road, The Village, Moor Lane and the former towpath. This document is material to the consideration of this application. It describes the history, visual characteristics and local setting of the village and the surrounding landscape in order to define principles to guide any future development.

ASSESSMENT:

4.11 The dwelling at 31 Princess Rod is a hipped roof bungalow which is situated behind an established hawthorn hedge and front garden with vehicular access from Princess Road into the existing driveway. The rear garden is in the region of 35 metres in length and currently hosts a small timber shed. The proposed full height extension would be set down from the original roof slope by approx 400mm designed with a roof slope which is angled away from the side wall of the main dwelling by 1.8 metres and increases to the full width of the dwelling at the eaves height. The extension would include two ground floor windows on the south elevation and one replacement first floor obscure glazed window on the original south side gable and four high level roof lights. The rear elevation would incorporate two sets of bi - folding doors on the ground floor elevation and one four paned bi-folding door to the upper floor serving a recessed balcony. The opposite north side elevation would incorporate five high level roof lights and two additional ground floor windows. The proposed extension would form part of the overall renovations to this

dwelling and would create additional ground floor living areas with one en - suite bedroom above.

4.12 The proposed flat roof garage/ car port serving this dwelling will be to the rear of the site and would have a total height of approx 2.8 metres by approx 13.8 metres in length and 4.3 metres in width. It would incorporate a sedum blanket roof and stained timber horizontal board cladding. The carport would be supported by pergola fascia and timber panels.

4.13 The dwelling at 31a is a modest bungalow with bay window set back from Princess Road by a moderately sized hedge and some mature planting. The proposed extension would be to the rear of this dwelling replacing an existing flat roof extension. It would have a total height of approx 5.6 metres set down from the main ridge height by approx 150mm and approx 3.5 metres in depth and approx 4.6 metres in width.

IMPACT ON THE CONSERVATION AREA:

4.14 The application site is within the Strensall Conservation Area and consideration of its location is in line with s72 of the Act. This requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area. The key issue with this application is the potential impact the extension would have on the setting of the Conservation area.

4.15 On assessment, although it is acknowledged that the depth of the extension at 31 Princess Road would increase the massing of the dwelling, in this location of varied house styles, it is considered that the shape of the roof slope and lowered ridge height would be compatible with the style and variation to the adjacent neighbouring houses, creating a cohesive appearance. With regards to public views, the side wall of the extension would be visible when viewed from the driveway serving this dwelling. There would be oblique views of the roof from Princess Road, However, the principal facades to the front are unaffected by the development. Therefore, with the use of matching materials these views are not considered to undermine the appearance of the property or the quality of street. The main house is designated as making a negative contribution to the Conservation area in the 2011 Conservation area Appraisal document. Thus the extension to the main house is considered to preserve the character of the conservation area and views within the streetscene.

4.16 The position of the detached garage between the host property and no.31A would be visible from the public views. The rear gardens of these houses do make a contribution to the character of the road. However, its significant setback from the front, the overall large size of the plot and modest height and natural use of materials would not unduly detract from the sense of openness and would only be

visually prominent in oblique views from the immediate vicinity of the site and not unduly from the road to the front.

4.17 With regards to the dwelling at 31a Princess Road the extensions would be part of a total renovation to this dwelling and given the shape of the house and styled of the roof would not be visually prominent from the Conservation Area. Furthermore, the side wall of this extension would be generally seen in context with the original side return that extends from the eaves.

4.18 On balance it is not considered that the proposed development to these pair of dwellings would undermine the spacious quality of the street in this historic location, and any views of the established rural character appearance of the village scene would be adequately retained. The development is quite extensive but the size of the plot is very large. The size and scale of the development are considered to comply with the design principals of the SPD and preserve the character and appearance of the Conservation area.

NEIGHBOUR AMENITY:

4.19 In relation to the assessment of neighbour amenity, paragraph 13.2 of the SPD advises that the Council will have regard to the impact on sunlight, dominance the relationship to windows and the height of the structure. The key issue would be the potential impact on the dwelling at 29 Princess Road. The internal and external areas of this dwelling have been inspected.

4.20 The proposed extension to 31 Princess Road would have a total height of approx 5.6 metres reducing to 2.4 metres at the eaves level. The total length would be approx 7.1 metres with a distance of approx 3.3 metres from the rear wall of the host dwelling increasing to approx 4.6 metres from the rear elevation of the extension. The residents have objected to the development on the following grounds.

- Scale and Mass of the extension creating a two storey extension
- Loss of sun light in to main living areas
- Loss of privacy from proposed new side windows and rear bi -folding second height doors and balcony.

4.21 This dwelling has a large rear garden incorporating extensive mature boundary treatment enclosed within the garden by a six foot fence. The revised plans have reduced the massing of the extension from their habitable windows and the south section of this resident's garden. The application property is positioned in the region of 2.4 metres from the shared boundary at its nearest point, with this

neighbouring dwelling just under 11 metres from the boundary. Therefore on the basis of the separation distance, the reduced height and footprint of the extension and the low eaves height, it is considered that the revisions have addressed the initial concerns raised by these residents. With regards to overshadowing, no. 29 has a south/southeast facing side garden and east facing rear. This house has an extensive rear garden completely enclosed from any views of neighbouring gardens. The extension from this point would be not be visually dominant and acceptable levels of light would be retained. The side south facing garden would be potential effected by light in the early afternoon, however given the size reduction and the height of the boundary treatment at this section of the property, it is not considered that the loss of light would be so severe as to warrant refusal. It is also the case that the light at this section of the garden is already reduced by the height and depth of the existing boundary treatment to some extent. Overlooking windows have been removed and made smaller to avoid the impact of overlooking or the perception of overlooking. In addition the proposed balcony would be recessed within the first floor rear elevation and would incorporate views onto the rear garden of the application house, however would be largely obscured from views towards 29 Princess Road. The first floor side window proposed to the original gable is shown to be obscure glazed and will be conditioned accordingly.

4.22 The relationship between 31 and 31a would mean that both extensions would be visually prominent. The reduction in size of the extension at no31 has improved the outlook for future residents of the 31a. In addition further privacy would be secured by the introduction of boundary treatment between the two dwellings. Therefore, given the amount of garden space available and large plot, it is not considered that the amount of development proposed would impact on the two neighbour dwellings.

4.23 No other neighbouring dwellings are considered to be affected. The revised plans have removed the second vehicle entrance to the front.

5.0 CONCLUSION

5.1 For the reasons stated, the revised development is considered acceptable and is considered to preserve the character and appearance of the conservation area. With regards to neighbour amenity the development would not create any significant harm in terms of overbearing impact proximity, light or overlooking, particularly given the generous size of the plots and separation distance. As such the proposal is considered to comply with the NPPF and Policies GP1 (Design), HE3 (Conservation Areas) 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.

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 plans floor and elevations for 31 Princess Road (Drawing No UPL-478-01-03 rev F)

Site plan for 31 ad 31a Princess Road (Drawing No UPL-478-01-04 rev B)

Extension for 31a Princess Road and garage plan for 31 Princess Road (Drawing No UPL-478-01-05 rev A)

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 EPU1 Electricity socket for vehicles

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), no door, window or other opening additional to those shown on the approved plans shall at any time be inserted in the first floor of either side elevation of the extension at no.31.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), unless otherwise agreed in writing with the Local Planning Authority the new first floor window in the side north elevation of the extension facing towards 29 Princess Road shall at all times be obscure glazed to a standard equivalent to Pilkington Glass level 3 or above ad non -opening unless a height of 1.7 metres above the floor of the room serving the window can be achieved.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

7 The new driveway or any additional hard surfaced areas to the front of the house shall be constructed of porous materials, or provision shall be made to direct

run-off water from any hard surfaced areas to a permeable or porous area or surface within the curtilage of the dwelling house.

Reason: To avoid increasing flood risk.

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 advised the agent to submit revisions to reduce the height and massing of the extensions in order to protect the Conservation area and retain neighbour amenity. Thus a positive outcome has been achieved.

2. AVOIDING DAMAGE TO THE HIGHWAY GRASS VERGE

Applicants/Developers are reminded that great care should be taken to ensure that no damage to the surface or structure of the public highway is caused, by activities relating directly to the approved development (e.g. delivery of building materials via HGV's). The Council is particularly concerned at the increasing impacts and damage occurring to grass verges. This is detrimental to residential amenity, can present safety issues and places an unreasonable financial burden on the Council, if repairs are subsequently deemed necessary. Therefore, applicants/developers are strongly advised to work proactively with their appointed contractors and delivery companies to ensure that their vehicles avoid both parking and manoeuvring on areas of the public highway (grass verges) which are susceptible to damage. The council wishes to remind applicants that legislation (Highways Act 1980) is available to the authority to recover any costs (incurred in making good damage) from persons who can be shown to have damaged the highway, including verges. If the development is likely to require the temporary storage of building materials on the highway, then it is necessary to apply for a licence to do so. In the first instance please email highway.regulation@york.gov.uk, with details of the site location, planning application reference, anticipated materials, timelines and volume. Please refer to the Council website for further details, associated fees and the application form.

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