

COMMITTEE REPORT

Committee: East Area

Ward: Clifton

Date: 13 March 2008

Parish: Clifton Planning Panel

Reference: 08/00051/FUL

Application at: 10 Greencliffe Drive York YO30 6NA

For: Single storey pitched roof extension to side and rear after demolition of existing conservatory and garage

By: Mr Wolverson

Application Type: Full Application

Target Date: 7 March 2008

1.0 PROPOSAL

1.1 Proposal - The Applicant is seeking planning permission for the erection of a single storey side and rear, pitched roof extension after the demolition of existing conservatory and garage to 10 Greencliffe Drive. The dwelling is a detached property set at a higher elevation to the road.

1.2 The Applicant is an employee of The City of York Council and the application is to be determined at the East Area Sub-Committee planning meeting.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGP1

Design

CYH7

Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None Consulted

3.2 External

Clifton Planning Panel - No Objection, received 06.02.08

Consulted Neighbours - None received as of writing report, 15.02.08

4.0 APPRAISAL

4.1 Key Issues:-

4.2 DRAFT LOCAL PLAN POLICY CYH7 - residential extension 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.

4.3 DRAFT LOCAL PLAN POLICY CYGP1 - design sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements to (i) respect or enhance the local environment, (ii) 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; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001- states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. The scale of the new extension should not dominate the original building. Side extensions should be set back at least 0.5 metres from the forward building line and set down in height from the height of the original roof to give the side extension an element of subservience and to reduce any terracing impact. A terracing effect can also be avoided by leaving a space between the extension and the boundary of about 1 metre. Generally roofs that reflect the pitch and style of the existing roof are encouraged. Generally this will be in the form of a pitched roof that will match the main property.

4.5 The Application Site - The property is a detached property set on a higher elevation than the road, The applicant is seeking approval to erect a single storey side and rear extension after demolishing the existing garage and conservatory. The proposed side extension will be set back from the front elevation by 4.7 metres and will protrude 1.8 metres on the west (side) elevation, with a distance between the proposal and the boundary to no 10a of 0.9 metres. The rear extension will protrude 3.7 metres on the boundary with 12 Greencliffe Drive, two roof lights are proposed to be inserted to the rear and one roof light to be inserted to the western side elevation. The roof will be a mono pitched design to the side and rear, with a pitched roof on a rear facing projecting element. The rear elevation of the proposed extension will be 8.1 metres in width, and the height to the ridge will be 3.9 metres. The garden to the

rear of the proposal is set on a higher elevation to the property, and will have little impact to the neighbours at the rear.

4.6 Effect Upon the Street Scene - Due to the side extension being set back 4.7 metres this will have little impact on the street scene, and the mono pitch style of the roof would appear subservient to the main dwelling. It is not considered that the proposal would harm the character and appearance of the area.

4.7 Effect Upon Neighbouring Property - There are to be no windows (except the roof light) to side extension on the boundary to no 10a Greencliffe Drive. The neighbouring property has no side windows facing 10 Greencliffe Drive. The rear of the proposed extension will have double doors, a single window and a double window facing the rear garden and would have little impact on the properties to the rear. The properties on Westminster Road are set at a higher elevation than Greencliffe Drive therefore will not be adversely affected by the proposal. There would be no windows on the south east elevation of the extension on the boundary to no 12 Greencliffe Drive.

5.0 CONCLUSION

Reason for approval

5.1 It is not considered that the proposal would have a harmful effect on residential amenity or upon the street scene. As such the proposal complies with policies H7 and GP1 of the City of York Deposit Draft Local Plan.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

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

Drawing numbers 07-017/302, 07-017-303 and 07-017-304 received on 10 January 2008

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, the proposed side and rear extension would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours or the impact of the street scene. As such the proposal complies with policies H7 and GP1 of the City of York Local Plan Deposit Draft.

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