

COMMITTEE REPORT

Committee: East Area
Ward: Skelton, Rawcliffe, Clifton Without
Date: 27 March 2008
Parish: Skelton Parish Council

Reference: 08/00364/FUL
Application at: 6 Moorlands Road Skelton York YO30 1XZ
For: Single storey infill extension to front and conservatory to rear
By: Mark Grandfield
Application Type: Full Application
Target Date: 10 April 2008

1.0 PROPOSAL

The Applicant is seeking planning permission for the erection of single storey front extension with a flat roof, and a conservatory to rear. The front extension will match the existing flat roofed single storey front extension on the west elevation. The proposal is a large detached property with large gardens to front and rear situated at 6 Moorlands Road, Skelton.

The application has been brought to Committee as the applicant is an employee of the Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Schools Skelton Primary 0222

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal
None Consulted

3.2 External
Parish - No comments received as of writing report 14.03.08

Consulted neighbours - None received as of writing report 14.03.08

Consultation period ends - 21.03.08

Target date - 10.04.08

4.0 APPRAISAL

4.1 Key Issues:

4.2 DRAFT LOCAL PLAN POLICY CYH7 - "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.

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.

4.5 The Application Site - The application site is a large detached property, with large gardens to front and rear, set back approximately 20 metres from the road, with high shrubbery along the boundaries to both adjoining properties. The curtilage to the rear has large trees and shrubbery along the boundaries and with a length of 62 metres to the boundary of Skelton Primary School. The applicant is proposing to erect a conservatory to the rear of the property with dimensions of 4.85 metres long x 4.35 metres deep. The conservatory will be erected with matching brick work to match existing dwelling and will have double glazed timber frames. The proposed single storey flat roof extension to the front elevation is an infill to the front squaring off the front elevation of the property measuring approximately 3.7 metres wide and 2.2 metres deep. The proposed flat roof will be in keeping with the existing west elevation which is a flat roofed garage. The materials to be used for the front extension will be matching to existing dwelling.

4.6 Effect Upon the Street Scene - The impact on the street scene would not be significant as the proposed development is set back 20 metres from the road, with high shrubbery and trees surrounding the curtilage. The proposed conservatory being sited at the rear will have no effect upon the street scene.

4.7 Effect Upon Neighbouring Properties - The properties that are situated on Moorlands Road are similar properties consisting of large detached houses set well back from the highway. The neighbouring property (no 7 Moorlands Road) has a distance of 2.0 metres to the boundary of No 6 and 9.0 metres from the side elevation to the proposed extension. The neighbouring property to the west of the dwelling (no 5 Moorlands Road) is a large detached bungalow set within large gardens. The boundary treatment between no 5 and 6 consists of 2.0 metres high hedging and shrubbery, and with the proposal to be erected on the east elevation there would be little impact on no 5 Moorlands Road. No representations have been received from adjacent occupiers.

5.0 CONCLUSION

5.1 Conclusion - The proposed single storey flat roofed front infill extension and conservatory to the rear would not cause any loss of residential amenity to the neighbouring properties at No 6 Moorlands Road. The proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft. Approval is recommended.

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:-

Originally submitted plans received on 14.02.08

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, would not cause undue harm to interests of acknowledged importance, with particular reference to the effect on residential amenity and the impact on the street scene. As such the proposal complies with Policies GP1 and H7 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Gill Shephard Development Control Assistant

Tel No: 01904 551477