

COMMITTEE REPORT

Committee: East Area
Date: 10 April 2008

Ward: Hull Road
Parish: No Parish

Reference: 08/00194/FUL
Application at: 28 Crossways York YO10 5JQ
For: Single storey side extension and flat roof dormer to rear (resubmission)
By: Mrs S Peace
Application Type: Full Application
Target Date: 26 March 2008

1.0 PROPOSAL

1.1 Planning permission is sought for the erection of a pitched roof single storey rear extension to an existing garage.

1.2 The single storey extension would be erected to the rear of the existing garage. The proposal would be built on the shared boundary with no. 26 Crossways with a total width of 2.3 metres. The design of the extension incorporates a pitched roof with a total height of approx 4.2 metres, and no windows would be inserted in the side elevation.

1.3 The original proposal incorporated a flat roof box style dormer window on the rear roof slope of the property. However, this element of the proposal would fall within the permitted development allowance for the property and thus would not require planning permission.

1.4 Property History

Application withdrawn for a single storey side extension and dormer to rear - 27.03.07

Two storey pitched roof side extension and single storey pitched roof rear extension (07/02260/FUL) refused 03.10.07

1.5 The application has been referred to Planning Committee as the applicant is an employee of the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies: CYGP1

Design

CYH7

Residential extensions

3.0 CONSULTATIONS

3.1 Internal

3.1.1 None

3.2 External

3.2.1 Hull Road Planning Panel - No comments received at the time of writing this report (29.02.08)

3.2.2 Comments From Neighbours - No comments received at the time of writing this report (29.02.08)

4.0 APPRAISAL

4.1 Key Issue(s): Effect Upon Neighbours And The Surrounding Area.

4.2 The property is located within a residential estate and backs on to the playing fields of Archbishop Holgate's secondary school. The existing garage measures approx 6.3 metres in length and is built up to the boundary with No 26. This property is positioned to the east of the application site and is a single storey dwelling with the addition of a carport on the boundary and garage to the rear.

4.3 The pitched roof side extension will be erected to the rear of the existing garage. The total length on the shared boundary will be approx 8.5 metres including the existing garage. However this relatively long extension is not considered to be disproportionate to the size of the original dwelling, which is sited within a generously sized plot. The design and scale is appropriate to the main dwelling and it is not considered that the proposal will result in over-development of the site or would unacceptably reduce the size of the curtilage.

4.4 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings

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

4.6 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension.

4.7 Effect upon the Street Scene: The single storey development will be effectively unseen from public areas. The applicant intends to use materials that match the existing property. Therefore the proposal is unlikely to detract from the character and appearance of the area.

4.8 Effect upon the Neighbours: The neighbouring property on the shared boundary (no. 26) has a carport which is built on the boundary and has a similar projection to the proposed extension. Existing fencing provides a sufficient degree of boundary treatment, therefore it is not considered that the long projection of the single storey side extension on the shared boundary would be seen as an overbearing structure when viewed from the neighbouring properties within close proximity, or would result in a significant loss of light for neighbouring properties.

5.0 CONCLUSION

The single storey development will be effectively unseen from public areas; therefore the proposal is unlikely to detract from the character and appearance of the area. The rear garden is well screened and it is not considered that the development will appear overbearing or give rise to any unreasonable loss of amenity to adjoining residents, with particular reference to no. 26 as a result of unreasonable overshadowing or loss of light.

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 drawings received on 31 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, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on residential amenity and the effect on the streetscene. As such the proposal complies with Policies GP1 and H7 of the City of York Local Plan Deposit Draft.

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