

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 10 April 2008

**Ward:** Clifton  
**Parish:** Clifton Planning Panel

**Reference:** 08/00268/FUL  
**Application at:** 64 St Olaves Road York YO30 7AL  
**For:** Boundary wall to side, detached garage to rear after demolition of existing garage  
**By:** K And M Martin  
**Application Type:** Full Application  
**Target Date:** 21 April 2008

### 1.0 PROPOSAL

1.1 The applicant seeks permission to erect a precast concrete detached garage to the rear of a terraced property, utilising an existing vehicular access from Grosvenor Road. The proposed garage would replace an existing dilapidated timber garage, which would be demolished. A new brick boundary wall 1.85 metres in height would be erected between the application site and the adjacent property to the rear, 61 Bootham Crescent.

1.2 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 (2) 0005

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

3.1 Internal

Highways - comment received 04.03.08 - no objections as vehicular access is already in place on Grosvenor Road

3.2 External

3.2.1 Parish Council - no objections - received 18.03.08

3.2.2 Neighbour response - no comments received

#### **4.0 APPRAISAL**

4.1 Key Issues - Effect upon neighbouring properties and the street scene

4.2 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

4.3 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

4.4 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.

4.2 The application site - The property is a traditional terraced house on St Olaves Road. The proposed detached garage is situated to the rear of the property adjacent to the location of the existing garage which is to be demolished. The boundary fence to be replaced is in poor condition and its replacement with a brick wall (which could be carried out under "permitted development) would improve the appearance of the area.

4.3 Effect upon the street scene - The garage would be well screened from public views by existing and proposed boundary walls, and it is proposed to erect new gates at the entrance to the site which would provide further screening. The proposal would benefit the property as the existing garage is in a state of disrepair. The garage would be served by an existing dropped kerb on Grosvenor Road and no highway objections have been raised to the proposal.

4.4 - Effect upon neighbouring properties - There would be a significant degree of separation between the proposed garage and the adjoining properties and thus there would be no adverse affect on the amenity of neighbours.

#### **5.0 CONCLUSION**

The proposal will not significantly harm the amenity of neighbours or the visual amenity of the area. The size and scale of the detached garage will not have any detrimental impact on the street scene. Approval is recommended.

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

- 2 VISQ1 Matching materials
- 3 HWAY30 Non-protruding garage doors

4 The development hereby permitted shall be carried out only in accordance with the originally submitted plans 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 neighbours and the effect on the streetscene. As such the proposal complies with Policy H7 and GP1 of the City of York Deposit Draft Local Plan.

**Contact details:**

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