

COMMITTEE REPORT

Committee: West/Centre Area
Date: 17 April 2008

Ward: Guildhall
Parish: Guildhall Planning Panel

Reference: 08/00445/FUL
Application at: 2 Friars Terrace South Esplanade York YO1 9SH
For: Single storey pitched roof rear extension
By: Mr N Cooper
Application Type: Full Application
Target Date: 21 April 2008

1.0 PROPOSAL

1.1 The application seeks permission for a single storey pitched roof rear extension to provide a downstairs cloakroom and lobby to the rear yard.

1.2 The property is Grade II Listed and is situated in the Central Historic Core Conservation Area. It is one of eight terraced houses along South Esplanade which directly fronts the River Ouse. The existing outhouses have already been converted to form a kitchen and utility area, and rooflights have been added to the main roof to the rear.

1.3 This application has been called in to sub-committee with a site visit by Cllr B Watson as similar proposals have gone before committee in the past.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006
Conservation Area Central Historic Core 0038
City Boundary York City Boundary 0001
DC Area Teams Central Area 0002
Floodzone 2 Flood Zone 2 CONF
Floodzone 3 Flood Zone 3
Listed Buildings Grade 2; 2 Friars Terrace York YO1 1SH 0970

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE3
Conservation Areas

3.0 CONSULTATIONS

3.1 Internal

Urban Design and Conservation - Acceptable subject to conditions regarding details of materials and proposed windows and doors.

3.2 External

Guildhall Planning Panel - No objections

Neighbours - 1 Friars Terrace - objection regarding loss of light and alteration to historic character of house and area

4.0 APPRAISAL

KEY ISSUES

4.1.1 Visual impact on the dwelling and the conservation area

4.1.2 Impact on neighbouring property

PLANNING POLICY

4.2.1 Draft Local Plan Policy GP1 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, 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.

4.2.2 Draft Local Plan Policy H7 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.

4.2.3 Draft Local Plan Policy HE3 states that within conservation areas, proposals will only be permitted where there is no adverse effect on the character and appearance of the area.

4.2.4 Draft Local Plan Policy HE4 states with regard to listed buildings that consent will only be granted for development where there is no adverse effect on the character, appearance or setting of the building.

4.2.5 The City of York Council Supplementary Planning Guidance - Guide to extensions and alterations to private dwelling houses (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. Proposed extensions should have pitched roofs and the materials should match those of the main property. For single storey extensions, obscured glazing should be fitted to any essential windows facing the neighbouring boundary where there may be a loss of privacy for neighbours.

Planning Policy Guidance Note 15: Planning and the Historic Environment states that the issues that are generally relevant to the consideration of listed building consent applications are:

- the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms.
- the particular physical features of the building (which may include its design, plan, materials or location) which design justify its inclusion in the list.
- the building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby.
- the extent to which the proposed works could bring substantial benefits from the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

VISUAL IMPACT ON THE DWELLING AND THE CONSERVATION AREA

4.3.1 The proposed rear extension will project 3.2m into the rear yard, will measure 2.9m in width with an overall height to the pitch of the roof of 3.9m. The existing courtyard is small in scale, however the extension has been designed to match the character and external appearance of the listed building so as to blend in with the existing outbuildings and host dwelling. The proposed materials are to be reclaimed brickwork and natural slate tiles for the roof which will match those of the existing dwelling.

4.3.2 Whilst there have been various rear extensions to these terraces, all of them have single off shoots on one side of the rear yard and not across the whole width of the yard. However, none of the existing historic fabric of the building will be removed or altered, and there is a 1.8m high brick boundary wall which will obscure the extension from view. Also, as there is not a rear access lane, there is little possibility that the proposed extension would be seen by the general public in the context of the conservation area. Due to this, it is not considered that the extension will harm the historic character of the building or conservation area.

4.3.3 The site lies within Flood Zone 3 due to its proximity to the river. 2 Friars Terrace is situated on a raised plinth/terrace giving pedestrian access to the house. A flood risk assessment has been submitted, and states that floor levels will be no lower than existing. The property is situated 10.7 AOD from the river level and

therefore the risk of flooding is greatly reduced. The Environment Agency has no objections to the development.

IMPACT ON NEIGHBOURING PROPERTY

4.4.1 The main impact of this extension will be to the occupants of 1 Friars Terrace as it is to be built up to their boundary. Whilst there is an existing 1.8m high brick wall, the proposed extension will be visible from this property and the occupants have written with objections to the extension based on loss of historic character and loss of light. Due to the positioning of the properties, the rear yards will only benefit from direct sunlight first thing in the morning. However, it is considered that due to the positioning of the rear window of no. 1 and the position of the proposed pitched roof slope, the loss of light will be minimal. The objections regarding the effect on the character have already been addressed above.

5.0 CONCLUSION

5.1 It is considered that the proposed extension will not adversely effect the existing Listed Building and surrounding Conservation Area.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 PLANS1 Approved plans

3 Details of bricks and roofing materials shall be submitted to and agreed in writing by the LPA with samples to be agreed on site.

Reason: To achieve a visually acceptable form of development.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

The proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the character of the Listed Building and the character and appearance of the Conservation Area or residential amenity. As such the proposal complies with Policies GP1, HE3, HE4 and H7 of the City of York Draft Local Plan.

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