

COMMITTEE REPORT

Committee: East Area
Date: 24 April 2008

Ward: Osbaldwick
Parish: Osbaldwick Parish Council

Reference: 08/00395/FUL
Application at: 21 Murton Way York YO19 5UW
For: Two storey pitched roof side extension
By: Mr G Lightfoot
Application Type: Full Application
Target Date: 6 May 2008

1.0 PROPOSAL

1.1 It is proposed to erect a two storey extension on the side elevation of an existing semi-detached dwelling in order to provide a garage and enlarged kitchen at ground floor with an en-suite bedroom above. The property is set back from the highway boundary by approximately 13 metres. The extension would replace an existing attached garage, and would measure 7.9 metres in length x 4.0 metres wide. It would project forward of the main dwelling by 2.8 metres at ground floor and 1.4 metres at first floor. This property is located within Osbaldwick Conservation Area. The application has been referred to Committee as the applicant has declared an association with the Council under the City of York Council Constitution.

1.2 Property History - No relevant history.

1.3 Advertised in Yorkshire Evening Press - 26.03.2008

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Osbaldwick 0027

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

Highways - No objections

UDC - Comments awaited

3.2 External

3.2.1 Parish Council - No comments received at time of writing this report

3.2.2 Neighbour consultation - no comments received at time of writing this report

4.0 APPRAISAL

4.1 Key issue(s): Effect upon neighbouring property, the Conservation Area, 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, 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.

4.3 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; and (e) proposals respect the spaces between dwellings; and (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.4 Draft Local Plan Policy CYHE3 states that within conservation areas proposals for external alterations will only be permitted where there is no adverse effect on the character and appearance of the area.

4.5 Effect upon neighbouring properties - The property is a semi-detached dwelling with a small rear garden surrounded by a low fence. In addition to being set within a large curtilage, the adjacent detached property to the east is separated from the application site by a field access, and as a result there would be no overlooking or loss of amenity to the occupiers of this property. The extension would be sited away

from the boundary with the other half of the semi-detached property (19 Murton Way). The projecting element on the front elevation would be located approximately 9.5 metres from the common boundary and would not result in any adverse impact through overlooking, loss of light or overshadowing.

4.7 Effect upon the Conservation Area - The property is located within Osbaldwick Conservation Area. Within such areas, the Council has a statutory duty to consider the desirability of preserving or enhancing the character and appearance of the area. The proposal would introduce a gable feature on the front elevation of the property in order to accommodate the projecting element. However, having regard to the wide variation in property types and ages in the vicinity of the site, it is not considered that this would appear incongruous or out of keeping. 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 Conservation Area

5.0 CONCLUSION

5.1 The proposal is unlikely to detract from the character and appearance of the Conservation Area and it is considered that the proposal will not significantly harm the amenity of neighbours or the visual amenity of the area. The size and scale of the proposed development will not have any detrimental impact on the street scene.

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:-

LMW/04, LMW/05, LMW/06, LMW/07 received on 18 February 2008

or any plans or details subsequently agreed in writing by the Local Planning Authority as an 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. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to neighbouring properties. The size and scale of the extension will not have any detrimental impact on the street scene or character and appearance of the conservation area. As such the proposal complies with Policies H7, GP1 and HE3 of the City of York Draft Local Plan.

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