

COMMITTEE REPORT

Committee: East Area
Date: 8 May 2008

Ward: Fulford
Parish: Fulford Parish Council

Reference: 08/00586/FUL
Application at: 106 Heslington Lane York YO10 4ND
For: Single storey pitched roof rear extension
By: Mr And Mrs J and L Carr
Application Type: Full Application
Target Date: 8 May 2008

1.0 PROPOSAL

1.1 The application property is a detached two-storey house within a suburban area of Fulford. It is proposed to demolish two conservatories located at the rear of the property and replace them with a single ground floor rear extension running along the full width of the house. The application is being brought to Committee as the applicant is employed by the City 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

None

3.2 External

Parish Council - No objections

Neighbours - None received.

4.0 APPRAISAL

4.1 Policy H7 and GP1 of the Local Plan seek to ensure that extensions are sympathetic to the character of the building and surrounding area and do not cause undue harm to neighbours' living conditions.

4.2 The extension would be at the rear of the property and thus would be screened from Heslington Lane by the existing house. There is adequate garden space remaining to meet the needs of the property. The key issue to assess in determining the application is considered to be the impact on the two adjoining detached neighbours:

4.3 108 Heslington Lane

There is a gap of approximately 6 metres between the side of the proposed extension and the side elevation of 108 Heslington Lane. Given that the extension only projects 2.6 metres beyond the existing building line it is not considered that it will cause undue harm in respect of light or outlook. No openings are proposed on the side elevation.

4.4 104 Heslington Lane.

The extension on the part of the property closest to 104 Heslington Lane will be around 1m beyond the existing conservatory of the application property and 4.5 metres beyond the original recessed building line. It is not considered that the proposal will cause undue harm to the living conditions of the neighbour. Although number 104 is set forward from the application site, there is an integral garage on the part of the house closest to the proposed extension. The separation distance to the main ground floor openings within 104 is such that the extension will not be dominant. A small window is proposed in the side elevation of the extension looking towards number 104. However, the extension would replace an existing conservatory which is fully glazed on this elevation, and as such it is not considered that levels of privacy would be adversely affected. In addition, it would be relatively easy to raise the adjoining fence (approximate height 1.6m) should additional privacy be required.

5.0 CONCLUSION

5.1 For the reasons given it is recommended that the application be approved.

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:-

Drawing A558/01 received by the Local Planning Authority on 13 March 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 the amenity and living conditions of adjacent occupiers and the effect on the streetscene. As such the proposal complies with Policy H7 and GP1 of the City of York Local Plan Deposit Draft.

Contact details:

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