



4.1 Policy H7 and GP1 of the Local Plan, amongst other things, seek to ensure that proposed dormer windows are sympathetic to the character of the building and area and do not cause undue harm to neighbours' living conditions.

4.2 It is considered that the key issues in assessing the proposal are:

Impact on the streetscene

4.3 Several other bungalows within the cul-de-sac have erected dormer windows to the front elevations.

4.4 The attached property has erected a pitched roof dormer to the front elevation. The proposed dormer relates to the adjoining dormer in style, although is a little wider. The width corresponds to a ground floor bay window. It is considered that the scale and location is acceptable and would ensure that the front elevation is reasonably well balanced and the dormer would not appear unduly dominant in the streetscene.

Impact on Neighbours

4.5 The proposal will have little impact on outlook and light to adjacent properties. The cross-street separation distance is in excess of 30 metres and is sufficient to avoid concerns in respect to the loss of privacy.

## **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 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

3 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing 01/32/01 received by the Local Planning Authority on 20 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 appearance of the streetscene and the effect on the amenity and living conditions of adjacent occupiers . As such the proposal complies with Policy H7 and GP1 of the City of York Local Plan Deposit Draft.

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