

## COMMITTEE REPORT

**Committee:** West/Centre Area

**Date:** 27 May 2008

**Ward:** Rural West York

**Parish:** Parish Of Rufforth With  
Knapton

**Reference:** 08/00564/FUL

**Application at:** Hoek Van Mook Main Street Knapton York YO26 6QG

**For:** Erection of part two storey, part single storey detached dwelling following demolition of existing bungalow

**By:** Mr Andrew Simpkin

**Application Type:** Full Application

**Target Date:** 6 May 2008

### 1.0 PROPOSAL

1.1 The application relates to the site of a bungalow, set behind a generous garden frontage and located on the Main Street. Access is taken directly from Main Street and the driveway leads to a garage sharing a pitched roof with the neighbouring bungalow, Savona. The property has been vacant for some time.

1.2 The application seeks permission to demolish the bungalow and erect a two storey, 4 bed-roomed dwelling with single storey elements. From the front elevation the property would be two storey with ridge height at approximately 6.3 metres. To the rear would be two projecting gables, ridge height at approximately 6 metres. The length of the two storey element including gables, would be approximately 8.5 metres. The single storey rear projection would measure some 8.5 metres with ridge height at approximately 4 metres, which is hipped at the rear. The applicants have stated that the foot print of the proposed property would be increased by approximately 24m<sup>2</sup> compared to the existing property.

1.3 The existing garage would be retained and renovated for cycle storage.

1.4 Councillor Hudson has requested that the application is determined by the Sub-Committee to discuss issues around massing and bulk and also requests a site visit.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

## 2.2 Policies:

CYGP1  
Design

CYH4A  
Housing Windfalls

CYT4  
Cycle parking standards

CYGB2  
Development in settlements "Washed Over" by the Green Belt

## 3.0 CONSULTATIONS

### INTERNAL:

3.1 Highways Network Management: Raise no objections subject to standard conditions HWAY 9, HWAY 19 and HWAY 20.

### DRAINAGE:

3.2 No objections.

### EXTERNAL:

3.3 3 letters of objection have been received and 5 letters of support (two from the same address). The main issues raised have been summarised below.

3.4 The objection letters concern the following: That planned dwelling will be substantially larger than that demolished, extending the footprint substantially nearer to neighbours and the road and the ridge height would be much higher. It would be obtrusive visually and out of character with existing properties. It would be unsympathetic to neighbours, cause loss of light and be obtrusive. The proposal would block views. The proposal would be contrary to the Knapton Village which states that, ' Point 20 -The height and pitch of roofs should be compatible and sympathetic to surrounding properties'. 'Point 27 - Extensions should be in keeping with the building of origin and not intrusive to surrounding properties'. A news paper cutting of an application for the replacement of a bungalow with a 2 storey 4 bedroomed dwelling which was refused in Fulford has been submitted, with a photograph of this site.

3.5 The letters of support concern the following: Interest is expressed in this individually designed property. That the application would meet the criteria of a family member who is relocating. The proposal is in keeping with the character and style of the older properties which exist, the vast majority which are two storey. The empty bungalow is unattractive, could fall into disrepair and attract vandalism, which has happened to some existing properties in the village until recently. The proposal

will enhance the overall aspect of the properties on that side of the street and raise the reputation of Knapton as a place to live.

## RUFFORTH WITH KNAPTON PARISH COUNCIL

3.6 Raise no objections.

### **4.0 APPRAISAL**

#### RELEVANT PLANNING HISTORY

4.1 No planning applications have previously been submitted on this site.

#### POLICY

4.2 National planning policy contained within PPS 2 'Green Belts' states that 'Washed Over' Green Belt should allow infilling only which should not have an adverse impact upon the character of a village.

4.3 National planning policy contained within PPS1 'Delivering Sustainable Development', states that good design is indivisible from planning. Design which is inappropriate within its context, or which fails to take opportunities for improving the character and quality of an area or the way it functions should not be accepted.

4.4 Planning Policy Statement 3, Housing PPS 3 states the Government's aim to achieve high quality homes, in sustainable locations.

4.5 Policy GB2 'Development in Settlements "Washed Over" by the Green Belt' of the City of York Development Control Local Plan, states that proposals for new buildings within Green Belt villages will be permitted providing they are located within the built up area of the settlement; the location, scale and design is appropriate to the form and character of the village and surrounding property; and, the proposal would constitute limited infilling and not prejudice the openness or purposes of the Green Belt.

4.6 Policy GP1 'Design' of the City of York Development Control Local Plan, includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.7 Policy H4a 'Housing Windfalls' states that permission will be granted for new housing development on land within the urban area providing: it is vacant/derelict/underused or involves infilling, redevelopment or conversion; has good access to jobs, shops and services by non-car modes; and, is of an appropriate

scale and density to surrounding development and would not have a detrimental impact on existing landscape features.

4.8 The Knapton Village Design Statement: States that new development should be set within the settlement limit of the village, and states that the height and pitch of roofs should be compatible with and sympathetic to surrounding properties.

## KEY ISSUES

4.9 Policy Implications (Green Belt and locational issues), impact upon the street scene, residential amenity and highways issues.

## POLICY IMPLICATIONS

4.10 The Development Control Local Plan shows that Knapton is 'washed over' by the Green Belt and as such Policy GB2 applies. The Policy allows for limited infill within the existing settlements and this development proposal is considered to constitute limited infill. The proposal would replace a bungalow with a 4 bed-roomed residential property within an existing village centre. Even though facilities are not extensive, the village benefits from a public transport and link and therefore the proposal would be acceptable in respect of the locational requirements of PPS 3 'Housing'.

## IMPACT UPON THE STREET SCENE

4.11 The village is characterised by a mix of dwelling types including bungalows and two storey detached dwellings, which were largely built in the C20th. Most properties are set back from the road frontage behind front garden plots. The building line of this part of Main Street is not uniform, although it is noted that the frontages of the existing bungalow and Savona the neighbouring bungalow are level.

4.12 The proposed new two storey dwelling would be set within the garden area of the existing bungalow and would be set back within the front garden plot. Part of the two storey element would project beyond the frontage of the existing bungalow and these issues are discussed below. However, from Main Street the appearance of the property would be of the two storey pitched roof frontage which would in itself be considered to be acceptable within the street scene.

## IMPACT UPON RESIDENTIAL AMENITY

4.13 The nearest neighbours to the proposed property are Blue Cote Farm Cottage, to the north and Savona, a bungalow to the south. Currently the existing bungalow is set to the rear of Blue Cote Farm Cottage (a detached 2 storey dwelling) and level with the frontage of Savona a bungalow. The application seeks significant extensions to the footprint of the existing dwelling, mainly at two storey level. The amenity impacts of this are discussed below.

4.14 Blue Cote Farm, is a two storey detached property situated to the north of the application site. The two storey frontage of the proposed new dwelling would be set

adjacent to the side of this property and would project to the rear by some 4.5 metres at two storey level and just over 8 metres at single storey level. It is noted that the rear single storey extension would fall approximately within the footprint of the existing dwelling and this is not a cause of concern. However, due to the orientation of the site, to the south of Blue Cote Farm Cottage, the two storey rear projection at approximately 4.5 metres in length and 6 metres in height would create a significant new element which would cause overshadowing to the rear of this property and immediate rear garden area which would adversely affect the residential amenity of this property. This is compared to the 3.9 metre ridge height of the front gable to the existing bungalow, the existing built feature sited immediately to the rear of Blue Cote Farm, some 2.7 m (at the closest point) in distance from this property. Also compared to the height of the apex of the main bungalow roof at 5.4 metres (set some way down the garden) falling to 2.4 metres at each side to the eaves height and sited some 0.7 metres from the boundary.

4.15 In terms of the residential impact to Savona, the existing bungalow is set on the same building line as Savona. However, the proposed two storey dwelling would be brought substantially forward of this line and the front two storey elevation would be set approximately 3.6 metres in front of Savona. The proposed dwelling would be set in 1 metre from the boundary with Savona. Because of the scale of the development and proximity to Savona, this would be overbearing. Savona has bedroom windows to the north and east. and the two storey element would cause overshadowing.

4.16 Revisions were requested to the proposal to see if these issues could be addressed, however, the applicant has requested that the scheme be progressed as it stands.

4.17 The proposal would therefore adversely affect the amenity of neighbouring occupiers and would therefore be contrary to Policy GP1 of the City of York Development Control Local Plan.

## HIGHWAY ISSUES

4.18 A garage is proposed on site and there would be further space available to park in the driveway. Cycles could be stored within the garage area and therefore, it is considered that the application would be acceptable in highway terms.

## 5.0 CONCLUSION

5.1 Although it is recognised that the site of this bungalow could be suitable for redevelopment, this application proposes a substantial two storey and single storey dwelling which by virtue of its siting, scale and massing, would be overbearing to adjacent occupiers, causing overshadowing and would adversely affect the amenity of adjacent neighbours. It is noted that further amendments have been sought to the scheme, as part of the application process, to reduce the scale and footprint of the proposed property, however, the applicant has requested that the scheme be considered as it stands. The proposal would therefore be contrary to Policy GP1 of the City of York Development Control Local Plan 2005.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:** Refuse

1 Because of its siting, mass and scale, the proposal would adversely affect the amenity of the neighbouring occupiers. The scale and height of the front projection adjacent to the bungalow Savona would be overbearing and would cause overshadowing to bedroom windows. Because of the height, scale, massing and orientation the proposed two storey rear projection would be overbearing to the neighbouring occupier at Blue Cote Farm, causing overshadowing to the rear of the property and rear garden area. The proposal would therefore be contrary to Policy GP1 of the City of York Development Control Local Plan 2005.

### **7.0 INFORMATIVES:**

#### **Contact details:**

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