

## COMMITTEE REPORT

**Committee:** West/Centre Area

**Date:** 19 June 2008

**Ward:** Rural West York

**Parish:** Askham Richard Parish  
Council

**Reference:** 07/02908/FUL

**Application at:** 2 The Park Westwood Lane Askham Bryan York YO23 3FW

**For:** Single storey pitched roof rear extension

**By:** Mr James O Toole

**Application Type:** Full Application

**Target Date:** 1 May 2008

### 1.0 PROPOSAL

1.1 This application seeks permission for a single storey pitched roof glazed rear extension which encloses the rear yard.

1.2 The property is located within a small group of converted farm buildings comprising six attached dwellings facing a central courtyard.

1.3 The development was approved in 1998 and is situated within the Green Belt. Whilst there have been no extensions to the dwelling, the detached garage to the front was extended in 2007:

98/01430/FUL - Conversion of redundant farm buildings to from six dwellings - approved 08.09.1998 (PD Rights removed)

06/02716/FUL - Extension to existing garage and insertion of door - approved 26.01.2007

1.4 This application has been called in by Cllr Healey due to concerns about the impact the proposed development upon the adjacent neighbours. A site visit has also been requested.

### 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

CYH7  
Residential extensions

CYGB4  
Extension to existing dwellings in GB

## 3.0 CONSULTATIONS

### 3.1 Internal

None

### 3.2 External

Askham Richard Parish Council - No objections

Neighbours - 3 The Park - concerns regarding maintainance and drainage of extension. Also wants confirmation that the extension will not impose onto the existing wall or their property.

## 4.0 APPRAISAL

### 4.1 KEY ISSUES

1. Visual impact on the dwelling
2. Impact on the green belt
3. Impact on neighbouring property

### RELEVANT PLANNING POLICY

4.2 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.

4.3 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.

4.4 Draft Local Plan Policy GB4 states that the extension and alteration of dwellings in the green belt and open countryside will be permitted providing the proposal would not cause undue visual intrusion, is appropriate in terms of design and materials and is small scale compared to the original dwelling.

4.5 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.

4.6 Askham Richard Village Design Statement states that buildings subject to a change of use and therefore undergoing adaptation should not lose their traditional character and design (Design Guideline 4.2).

## ASSESSMENT

### Visual impact on the dwelling

4.7 The proposed extension will project 1.93m and will measure 6.3m in width. The height of the main roof has been amended to 3.3m. This mainly glazed structure will cover the entire rear yard, being built onto the existing side and rear boundary walls. The side elevation adjacent to 1 The Park will be constructed of brick and will be built directly onto the shared boundary wall. The height of this side elevation is proposed to be 3.5m. When considering the conversion of former agricultural buildings in the countryside the Development Control Local Plan seeks to avoid such buildings taking on a modern domestic appearance. It is considered that this principle should also be applied when considering extensions to former agricultural buildings. Whilst the height has been reduced, it is considered that the predominantly glazed structure appears out of character with the agricultural character of the original buildings and visually intrusive when viewed from the courtyard, which is therefore contrary to Policy GP1, H7 and the Askham Richard Village Design Statement.

4.8 The occupant of 3 The Park has raised concerns regarding the maintainance and drainage of the extension. Whilst these are not material planning considerations, it is noted that an extension in this location would possibly be difficult to maintain from the applicants land.

### Impact on the green belt

4.9 The proposed extension is approx. 5% of the size of the existing dwelling and therefore complies with policy GB4 which advises that any residential extension to a property in the green belt should not exceed more than 25%. Due to the rear position of the proposed extension within the courtyard area it is considered that

there will be no intrusion into any openness of the green belt and the function of the green belt would be unharmed.

#### Impact on neighbouring property

4.10 The rear extension is proposed to be built onto the existing rear and side boundaries of 1 and 3 The Park. Due to the limited projection it is considered that the height of the proposed development, now reduced, would not have an overbearing appearance when viewed from neighbouring properties and would not detrimentally affect the amenity of the neighbouring occupants. The scheme therefore accords with Policies GP1, H7 and The City of York Council Supplementary Planning Guidance in that respect.

### **5.0 CONCLUSION**

5.1 It is considered that the proposed extension is contrary to policy GP1 of the City of York Local Plan and the Askham Richard Village Design Statement in terms of its impact on the appearance of the host property. Refusal is recommended.

### **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION: Refuse**

1 The proposed rear extension will be out of character with the agricultural appearance of the existing development and will appear visually intrusive when viewed from the shared courtyard. As such the extension fails to accord with policy GP1 of the Local Plan which states that development proposals should enhance the local environment and should be of a design that is compatible with neighbouring buildings, spaces and character of the area. It is also contrary to the Askham Richard Village Design Statement which states that buildings should not lose their traditional character and design.

### **7.0 INFORMATIVES:**

#### **Contact details:**

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