

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 17 July 2008

**Ward:** Micklegate  
**Parish:** Micklegate Planning Panel

**Reference:** 08/01228/FUL  
**Application at:** 60 Nunthorpe Crescent York YO23 1DU  
**For:** Single storey pitched roof extension to the side  
**By:** Mr G Anderson  
**Application Type:** Full Application  
**Target Date:** 31 July 2008

### 1.0 PROPOSAL

1.1 This application seeks consent for the erection of a single storey side extension to provide additional living space.

1.2 The application is to be heard by sub-committee due to the agent being related to an elected member of the Council. A site visit is required because an objection has been received and the application is recommended for approval.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams Central Area 0002

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

Internal

3.1 Highway Regulation - No objection

External

3.2 Micklegate Planning Panel - None received up to date of writing

3.3 Response to neighbour consultation letters which expired on 27.06.08. - One letter received from neighbouring resident raising objection due to proposed insertion of woodburner within the development.

## **4.0 APPRAISAL**

### KEY ISSUES

4.1. Visual impact on the dwelling and surrounding area;

4.2 Impact on neighbouring properties

4.3 DRAFT LOCAL PLAN POLICY CYH7 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 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.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

### ASSESSMENT

4.6 This traditional style semi-detached dwelling is sited within a residential area outside of the Conservation Area. The dwelling is sited on a corner plot, with gardens to the front and rear providing sufficient amenity space.

4.7 Sufficient car parking will be available within the existing driveway.

4.8 The appearance to the front of the proposal does appear overly wide in relation to the original dwelling, however, due to its single storey nature; existing boundary hedging to the front and the large neighbouring 2-storey extension in place at No. 47 Nunthorpe Grove, this is not considered to cause undue harm to the appearance of the dwelling or surrounding area to warrant a reason for refusal.

4.9 No dwellings are sited to the rear of the site; no windows are proposed within the side elevation of the proposal facing 58 Nunthorpe Crescent, with just one first

floor obscurely glazed window, serving a landing area, being sited within its side elevation facing the host site. The window proposed to the rear will face towards the neighbouring garage. It is therefore, not considered any loss of amenity will be caused to any neighbouring residents due to loss of privacy or overbearing structures. Again, due to the orientation and height of the proposal, it is not considered harm will be caused due to loss of light or overshadowing.

4.10 The inclusion of a woodburner within the development is not a material consideration to be taken into account as part of the planning process as this is considered to be controlled by other legislation.

## **5.0 CONCLUSION**

It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling in the street.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

- 1 TIME2 Development start within three years
- 2 VISQ1 Matching materials
- 3 PLANS1 Approved plans - Drawing Nos. GSA/003/RevD and GSA/002/Rev C recd 21.05.08.

## **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 residential amenity of neighbours or the impact upon the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

### **Contact details:**

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