

1.5 The application is brought to Committee following a request from Councillor Ayre. A site visit has also been requested in order to assess the impact of the proposal on the street scene.

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 Statutory / None Statutory
No consultations were considered necessary.

3.1 Public Response
No letters of representation have been received.

4.0 APPRAISAL

4.1 Policy Background

Policy H7 of the City of York Draft Local Plan relates to residential extensions and states that 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 and (iii) there is no adverse effect upon the amenities of neighbours.

Policy GP1 of the City of York Draft Local Plan relates to design and sets out the criteria that the design of development proposals would be expected to meet. These include requirements 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.

Supplementary Planning Guidance - 'A Guide to Extensions and Alterations to Private Dwelling Houses' dated March 2001 states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling.

4.1 Residential Amenity

The two storey extension to side was originally granted planning permission with a flat roof, which measured 8.3 metres in height. The proposed two storey extension to side has been constructed with a hipped roof, which has increased the overall height of the property, by 450mm to 8.75 metres. The extension is positioned 550mm from the shared side boundary with 4 Hempland Drive, which also has a two storey side extension close to the shared boundary with the application site. This neighbouring extension does not contain any windows in the side elevation facing the host property. The roof of the extension, which is the subject of this application, is hipped away from the shared boundary with 4 Hempland Drive and its overall height is no higher than the ridge of this property or other dwellings in the street scene. Given the position of the side extension at 4 Hempland Drive it is not considered that the alterations to the roof would result in overshadowing or appear overly dominant in relation to this neighbouring property. Whilst it is accepted that the revised scheme does result in an increase in the overall height of 2 Hempland Drive it is not considered that an increase of 450mm would result in significant levels of harm to the residential amenities of surrounding dwellings.

4.2 Impact on Street Scene

As discussed above, the increase in the height of the dwelling house to 8.75 metres does not result in the ridge of the property being any higher than the ridge of neighbouring dwellings on Hempland Drive. This is demonstrated by the photographs from the roof of the property supplied by the applicants. As a result it is not considered that the property would appear out of character with the street scene or be detrimental to the visual amenities of the area. The revised scheme has removed an area of flat roof, which was not a characteristic of the original dwelling and has been replaced by a hipped roof, which reflects the design of both the original dwelling and the properties in the immediate street scene. The extension has been constructed from brick and tiles reclaimed from the previously demolished single storey extension, which therefore match those used in the construction of the original property. The design and appearance of the extension is therefore considered to respect the host property and would not be detrimental to the visual amenities of the area.

5.0 CONCLUSION

5.1 It is not considered that there have been any changes in circumstances or relevant policy guidance since the original application was granted that would warrant reaching a difference conclusion that the original scheme was acceptable.

5.2 The difference in the design and height of the roof of the two storey side extension would not harm the residential amenities of neighbouring dwellings, nor would it be detrimental to the design and appearance of the host property or the visual amenities of the street scene. The application is therefore recommended for approval.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal would not cause undue harm to interests of acknowledged importance, with particular reference to the effect on the amenity and living conditions of adjacent occupiers and the impact on the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Draft Local Plan.

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