

4.0 APPRAISAL

4.1 Key Issues - Effect upon neighbouring properties and the street scene

4.2 The Application Site - The property is a traditional semi-detached dwelling located within a residential area of similar style dwellings on Rawcliffe Lane. The dwelling is situated on a large plot with large rear garden surrounded by tall trees providing screening from neighbouring properties.

4.3 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.

4.4 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.

4.5 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 Effect upon neighbouring properties - The proposal will have no adverse effect on the amenity of neighbouring properties. The proposed extensions are single storey and are located away from the property boundary, and there would be no overlooking of neighbouring properties as the garden is well screened due to numerous tall trees surrounding the rear boundary. No objections have been received from neighbouring properties.

4.7 Effect On the Street Scene - There are similar examples within the street scene therefore the design of the proposal is compatible with neighbouring buildings, and would be in keeping with the character of the area. Matching materials would be used. The extensions are very minor and are in proportion with the size and scale of the existing dwelling.

5.0 CONCLUSION

5.1 It is considered that the proposal will not significantly harm the amenity of neighbours or the visual amenity of the area. The size and scale of the proposed extensions will not have any detrimental impact on the street scene and therefore the application is recommended for approval.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawing no. 2429/102 received 10.07.2008. |
| 3 | VISQ1 | Matching materials |

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 neighbours and the effect on the streetscene. As such the proposal complies with Policy H7 and GP1 of the City of York Deposit Draft Local Plan.

Contact details:

Author: Diane Wilkinson Development Control Assistant
Tel No: 01904 551352