

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 13 November 2008 **Parish:** Guildhall Planning Panel

Reference: 08/02148/FUL
Application at: 2 Friars Terrace South Esplanade York YO1 9SH
For: Single storey pitched roof rear extension (resubmission)
By: Mr N Cooper
Application Type: Full Application
Target Date: 27 November 2008

1.0 PROPOSAL

1.1 The application seeks permission for a single storey pitched roof rear extension to provide a downstairs cloakroom and lobby to the rear yard which is a resubmission of an earlier scheme which was refused by committee on 17.04.08. The reasons for refusal were as follows:

(a) Because of its height, projection and proximity to the common boundary, the proposed extension would dominate and be overbearing on the outlook from the rear ground floor rooms and rear yard of no.1 Friars Terrace and also result in overshadowing thereby harming existing living conditions. This is contrary to policies GP1 and H7 of the Development Control Local Plan.

(b) The proposed rear extension would infill the gap between the original offshoot and the boundary wall which would be uncharacteristic of the terrace and the listed building. Furthermore the height, ridged roof and detailed design of the doors of the extension would be out of character with the simple and unaltered detailing of the rear elevation. This would harm the special interest of the building and the character and appearance of the conservation area contrary to policy HE2 and HE4 of the Development Control Local Plan and the guidance contained in PPG15 "Planning and the Historic Environment".

1.2 A companion listed building consent is reported elsewhere on this agenda.

1.3 The revised scheme has a monopitch lean-to roof incorporating a rooflight (that is to moved from the existing outbuilding) as opposed to the pitched roof of the original scheme. The overall height of the extension has been reduced by 0.2m. The originally proposed double doors to the rear have been altered to a single door.

1.4 The property is Grade II Listed and is situated in the Central Historic Core Conservation Area. It is one of eight terraces along South Esplanade which directly fronts the River Ouse. The existing outhouses have already been converted to form a kitchen and utility area, and rooflights have been added to the main roof to the rear.

1.5 The application is reported to sub committee because of the refusal of the previous scheme by committee.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Central Historic Core 0038

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE3
Conservation Areas

CYHE4
Listed Buildings

3.0 CONSULTATIONS

3.1 Internal

Design, Conservation and Sustainable Development - No response to date

3.2 External

Guildhall Planning Panel - No objections

Publicity - The application was advertised by site notice, press advert and neighbour notification letter. One response has been received from the neighbouring property 1 Friars Terrace. Their previous objections remain including loss of light and alteration to historic character of house and area. Also it is felt that the extension is mainly for the downstairs cloakroom and this could be incorporated within the existing building.

4.0 APPRAISAL

KEY ISSUES

Visual impact on the dwelling and the conservation area
Flood Risk
Impact on neighbouring property

PLANNING POLICY

4.2.1 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.

4.2.2 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.

4.2.3 Draft Local Plan Policy HE3 states that within conservation areas, proposals will only be permitted where there is no adverse effect on the character and appearance of the area.

4.2.4 Draft Local Plan Policy HE4 states with regard to listed buildings that consent will only be granted for development where there is no adverse effect on the character, appearance or setting of the building.

4.2.5 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.

4.2.6 Planning Policy Guidance Note 15: Planning and the Historic Environment states that the issues that are generally relevant to the consideration of listed building consent applications are:

- the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms.
- the particular physical features of the building (which may include its design, plan, materials or location) which design justify its inclusion in the list.
- the building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby.

VISUAL IMPACT ON THE DWELLING AND THE CONSERVATION AREA

4.3.1 The proposed rear extension will project 3.175m into the rear yard, will measure 2.8m in width with an overall height to the pitch of the roof of 3.7m, 0.2m lower than the original proposal. The design of the revised scheme is considered more sympathetic than the previous proposal and will be more in keeping with the

simple historical character and external appearance of the existing outbuildings and host dwelling. The proposed materials are to be reclaimed brickwork and natural slate tiles for the roof which will match those of the existing dwelling.

4.3.2 The 2.2m high brick boundary wall will obscure the majority of the extension from view, and in the absence of a rear access lane, there is little possibility that the proposed extension would be seen by the general public in the context of the conservation area.

4.3.3 Whilst there have been various rear extensions to these terraces, all of them have single off shoots on one side of the rear yard and not across the whole width of the yard. However, none of the existing historic fabric of the building will be removed or altered, with the existing window being enclosed by the extension therefore forming an internal feature. PPG15 paragraph 3.13 states that 'listed buildings can sustain some degree of sensitive alteration or extension' and that 'cumulative changes reflecting the history of use and ownership are themselves an aspect of special interest... and should not be discouraged'. As the rear elevations of these buildings are generally more domesticated than the formal appearance of the front, it is felt that by virtue of the boundary wall and lack of alteration to the existing building that the addition of this extension would not significantly alter the historic character of the building or area.

FLOOD RISK

4.3.4 The site lies within Flood Zone 3 due to its proximity to the river. 2 Friars Terrace is situated on a raised plinth/terrace giving pedestrian access to the house. A flood risk assessment has been submitted, and states that floor levels will be no lower than existing. The property is situated 10.7 AOD from the river level and therefore the risk of flooding is greatly reduced. The Environment Agency had no objections to the scheme when consulted on the previous application.

IMPACT ON NEIGHBOURING PROPERTY

4.4.1 The main impact of this extension will be to the occupants of 1 Friars Terrace, situated north west of the application site. Due to the orientation of both properties, the rear yard will only benefit from direct sunlight first thing in the morning. The neighbouring occupants are concerned however that the proposed extension will significantly affect the amount of light currently enjoyed to the rear of their property. However, it is considered that due to the positioning of the rear window of no. 1 and the revised design and reduced height of the roof, the loss of general daylight will be minimal.

4.4.2 The revised design of the extension, specifically the lean-to roof, is considered to reduce the overbearing impact as previously created by the original scheme. The revised proposal shows the roof sloping down along the side boundary with no. 1 so that at eaves level it is approx. 0.1m above the height of the existing boundary wall. The height of the roof has also been reduced, and even though the extension remains in close proximity to the boundary, due to the revised roof design it is not felt that the proposed extension would dominate the outlook from the rear ground floor rooms and rear yard of no.1 Friars Terrace, nor would it result in overshadowing.

5.0 CONCLUSION

5.1 It is considered that the revised scheme will not harm the historic character of the Listed Building and surrounding Conservation Area, nor the residential amenity of adjacent residents. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawing 2008/22/02 received 26.08.08 |

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

The proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the character of the listed building, conservation area or residential amenity. As such the proposal complies with Policies GP1, H7, HE3 and HE4 of the City of York Draft Local Plan.

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