

COMMITTEE REPORT

Committee: East Area
Date: 17 December 2008
Ward: Strensall
Parish: Strensall And Towthorpe
Parish Council

Reference: 08/02561/FUL
Application at: 8 Cundall Close Strensall York YO32 5ZW
For: Single storey pitched roof side extension and two storey pitched roof rear extension
By: Mr Richard And Mrs Trish Haswell
Application Type: Full Application
Target Date: 7 January 2009

1.0 PROPOSAL

1.1 This application seeks planning permission for a two storey pitched roof rear extension and a single storey pitched roof side extension at 8 Cundall Close, Strensall. The rear extension would be on the south elevation of the property. The side extension would be on the east elevation. The property is detached and has a spacious rear garden. The application site is not within a conservation area and is located within an area of mixed development types. The application has been referred to Committee as both applicants are currently employed by City of York Council.

1.2 Property History : none

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary : York City Boundary 0001

DC Area Teams : East Area (2) 0005

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal - none

3.2 External

3.2.1 Strensall and Towthorpe Parish Council - no response as of 04.12.08.

3.2.2 Neighbour Response - No objections from consulted neighbours.

4.0 APPRAISAL

4.1 Key issue(s): Effect upon neighbouring property and the street scene

4.2 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.

4.3 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and (e) proposals respect the spaces between dwellings; and (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.25) Side extensions should be sympathetically designed to appear subservient to the main house. (1.26) The design of side extensions takes account of the height of the new building in relation to the distance from neighbouring properties.

4.5 The proposed rear extension is approx 5.8 metres wide, approx 5.0 metres long, approx 5.1 metres to the eaves, and approx 7.0 metres to the ridge. It is set down approx 0.5 metres below the ridge of the existing dwelling. There is sufficient amenity space remaining in the rear garden. The proposed single storey side extension is approx 7.8 metres long and projects out approx 2.00 metres. It is approx 2.8 metres to the eaves and approx 3.7 metres to the ridge. It is set back approx 6.2 metres.

4.6 Effect upon the Street Scene. The proposed two storey rear extension will not be visible from Cundall Close. It faces onto a railway line and open land to the rear. In any event it is well designed and harmonious with the existing dwelling. The proposed single storey side extension is set well back. The sense of space between the application property and the neighbouring property at 10 Cundall Close will be maintained. The extension is relatively modest, well designed and will not adversely effect the street scene.

4.7 Effect Upon Neighbouring Property. The side extension is of an acceptable scale and is not considered to appear as a dominant or overbearing structure. There is ample distance between the extension and the neighbours at (no 10) The rear extension will, at its closest point, be approximately 13.0 metres from the adjacent property (no 6) Neither of these two properties would be subject to any significant overshadowing or loss of daylight. The plans show an additional window is to be inserted on the upper floor of the existing east elevation. It is shown as being 'obscure glazed' and as such would be permitted development.

5.0 CONCLUSION

The proposal is unlikely to detract from the character and appearance of the area or have a detrimental impact on the neighbours within close proximity to the proposal.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS2 | Approved plans and other submitted details - 09-61/08a 08-6/10a 08-61/09b received on 11/11/2008 |

7.0 INFORMATIVES: Notes to Applicant

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the two storey side extension would have any detrimental impact on the street scene. As such the proposal complies with policies H7 and GP1 of the City of York Draft Local Plan.

2. The Town and Country Planning (General Permitted Development) Order as amended on 1st October 2008 states under Class A, condition A.3 (b) that 'any upper floor window located in a wall or roof slope forming a side elevation of the dwelling house shall be -

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than

1.7 metres above the floor of the room in which the window is installed'

So long as the proposed window on the existing east elevation is compliant with the above it is acceptable. Any variation may require a separate planning application.

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