

COMMITTEE REPORT

Committee: West/Centre Area
Date: 15 January 2009

Ward: Westfield
Parish: No Parish

Reference: 07/00652/FUL
Application at: 146 Foxwood Lane York YO24 3LT
For: Single storey flat roof rear extension, and the raising in height of the existing rear extension (Amendment to approved permission 06/00944/FUL)
By: Mick Calam
Application Type: Full Application
Target Date: 6 June 2007

1.0 PROPOSAL

1.1 The proposal is for a single storey flat roof rear extension (Amendment to approved permission 06/00944/FUL). The application is retrospective. The previous application came before and was approved by West and Centre planning Committee on 20th July 2006

1.2 The application differs from the previous in that the height has been increased on the extensions either side of the kitchen (previously the garage) and the also the kitchen.

1.3 The dwelling is a terraced bungalow with another bungalow attached to the east and a two storey dwelling to the west. 146 Foxwood Lane has had a previous extension in the form of an attached flat roofed garage from the rear of the dwelling to the rear boundary effectively splitting the rear garden into two separate sections. The bungalow is set back from the rear building line of the adjoining dwellings. There are examples of flat roofed extensions in the surrounding dwellings.

1.4 This application comes before committee at the request of Cllr Stephen Galloway as the neighbours feel the application is inaccurate and does not reflect the work that has been done. A site visit has also been requested.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 03/05/2007

Site Notice - N/A

Press Advert - N/A

Internal/External Consultations - Expires 03/05/2007

8 WEEK TARGET DATE 06/06/2007

3.2 INTERNAL CONSULTATIONS

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

1 LETTER OF OBJECTION

- Application states that roof level has risen by 150mm, it has risen in excess of this
- The finished construction height of the flat roofs on both sides of the kitchen should not go above the height of the shed, allowing space for the pitched roof guttering
- Drawings show the types and profiles of the windows and doors to be installed, they have been installed and are not as shown in the plans

4.0 APPRAISAL

RELEVANT SITE HISTORY

06/00944/FUL - Single storey flat-roofed extension to rear - Approved

7/12/5485/PA - Garage at rear - Approved

ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001

KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property

PLANNING POLICY

4.1 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by

overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.2 Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

VISUAL IMPACT ON THE DWELLING AND THE AREA

4.3 The principle of the extension was accepted in the previous approved application (06/00944/FUL) the reason for this application is the increase in height of the extension and the attached former garage.

4.4 The extension and alterations are retrospective. The increase in the existing extension height and the previously approved extension varies between 0.2 metres and 0.3 metres. From a site visit it would appear the height of the garage/kitchen and the extension approved in the previous application had increased in height by approx 3 brick courses. This is evident from where the flat roof of the extension meets the eaves of the neighbouring bungalow (148 Foxwood Lane). In the previous application they were proposed to be level, on site it has cut into the neighbouring roof and the eaves and roof are approx 3 brick courses higher than the eaves of the neighbouring dwelling.

4.5 The increase in height is not considered to harm the appearance of the dwelling or the wider area. It is not considered to be visually intrusive.

IMPACT ON NEIGHBOURING PROPERTY

4.6 The slight increase in height is not considered to impact on the amenity of the occupants of the neighbouring dwellings. It is not considered to result in over shadowing or have a more overbearing appearance than what was previous approved.

5.0 CONCLUSION

5.1 The proposed increase in height of the existing garage/kitchen and the extension approved in 06/00944/FUL is not considered to cause visual harm to the dwellings or the surroundings. Neither is it considered to impact on the residential amenity of the occupants in the neighbouring dwellings. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve without Conditions

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 the residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses".

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