

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Westfield
Date: 19 March 2009 **Parish:** No Parish

Reference: 09/00198/FUL
Application at: 55 St Stephens Road York YO24 3EH
For: Two storey side and rear extension (resubmission)
By: Mrs Donley
Application Type: Full Application
Target Date: 2 April 2009

1.0 PROPOSAL

1.1 The application is for a two storey side and rear extension

1.2 Members will recall that the previous application (08/01708/FUL) for a two storey dwelling to the side was refused by Sub Committee on 18 December 2008 for the following reasons: the proposal, because of its height, rear projection and proximity to the boundary with 57 St Stephens Road, would cause a loss of light and be over dominant resulting in harm to the residential amenity of 57 St Stephens Road and therefore is contrary to Policies GP1 and H7 of the City of York Council Development Control Local Plan (2005); and the City of York Council Supplementary Planning Guidance - Extensions and alterations to private dwelling houses (2001). As the previous application was decided by committee it was considered that this application should also come before sub committee for decision.

1.3 The application differs from the previous application in that the proposed extension has been set back from the side boundary by 0.75 metres. The previous proposal was set back 0.5 metres from the front elevation at ground and first floor level. This has been retained at first floor level but not ground floor it protrudes forward of the original building by 1.1 metres. The rear extension has been reduced in size from 4 metres to 1.5 metres. The internal stair from the proposal has been removed.

1.4 A site visit is required as an objection has been received and the recommendation is to approve.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding : Air Field safeguarding 0175

City Boundary : York City Boundary 0001

DC Area Teams : West Area 0004

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYGP4A
Sustainability

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 27/02/2009

Site Notice - N/A

Press Advert - N/A

Internal/External Consultations - Expires 27/02/2009

8 WEEK TARGET DATE 02/04/2009

3.2 INTERNAL CONSULTATIONS

None received

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

1 LETTER OF OBJECTION

- Substantial increase in footprint - 79% increase
- Proposed extension out of proportion with other dwellings and developments in the area
- Dominate outlook
- Beyond rear building line, should not extend beyond rear building line
- Substantial sized window in rear elevation at first floor level causing loss of privacy to property at rear
- Existing problem with security lighting and concerned may be a future problem

4.0 APPRAISAL

RELEVANT SITE HISTORY

08/01708/FUL - Two storey dwelling attached to side - Refused

- The proposal, because of its height, rear projection and proximity to the boundary with 57 St Stephens Road, would cause a loss of light and be over dominant resulting in harm to the residential amenity of 57 St Stephens Road and therefore is contrary to Policies GP1 and H7 of the City of York Council Development Control Local Plan (2005); and the City of York Council Supplementary Planning Guidance - Extensions and alterations to private dwelling houses (2001).

7/00/996/PA - Double garage - 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

ASSESSMENT

PLANNING POLICY

4.1 Policy GP1 'Design' of the City of York Council Development Control Local Plan 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 Council Development Control Local Plan 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.

4.3 The City of York Council's supplementary planning guidance - Guide to extensions and alterations to private dwelling houses 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. An inappropriately designed extension can spoil the appearance of the area. Where a street or group of buildings has a well defined building line it should be retained. It is suggested that side extensions should be set back at least 0.5 metres from the front of the building. Extending forward of the building line should be avoided. Generally

roofs that reflect the pitch and style of the existing are encouraged. In order to reduce the visual impact of two storey extensions the ridge line should be lower than the original dwelling. Side extensions should be sympathetically designed to appear subservient to the main dwelling. Their appearance will be improved if the extension is set back from the main dwelling. It is particularly important that the design of side extension takes account of the height of the new building in relation to the distance from neighbouring properties.

VISUAL IMPACT ON THE DWELLING AND THE AREA

4.4 The parent dwelling is one of a pair of semi-detached dwellings. The street has a mixture of styles of dwellings dating from the mid 20th century. The dwelling is of its time with little in the way of architectural features. The pairs of semi-detached dwellings in the street have a graduated step back from the previous pair of dwellings. Therefore No.55 is set further forward than No 57 St Stephens Road.

4.5 The proposed extension has a degree of subservience to the main dwelling by virtue of the set back at first floor level (by 0.5 metres) and with a slightly lower ridge height than the host dwelling and a gap between the extension and the side boundary. The ground floor extends forward of the front elevation by 1.1 metres and wraps around to the existing front elevation. The side elevation has been reduced (to 9.1 metres in depth) which reduces the built up appearance within the streetscene. The scale of the extension is considered to be in keeping with the original dwelling. The appearance of the extension is not considered to cause undue harm to the streetscene, there are a variety of building styles within the street, and is not considered to be unduly prominent or visually intrusive.

IMPACT ON NEIGHBOURING PROPERTY

4.6 The proposed extension has been set in from the side boundary so there is external access to the rear garden. The distance between 57 St Stephens Road and No 55 would be 8 metres. The rear extension extends beyond the existing rear elevation by 1.5 metres. The proposed extension is not considered to cause an undue loss of light to the occupants of 57 St Stephens Road. 57 St Stephens Road has a seating/patio area to the side, the impact of the extension is mitigated by virtue of the distance between the proposed extension and the seating area, and the majority of the garden/amenity space is to the rear of the dwelling.

4.7 There is only one window in the side elevation of 57 St Stephens Road - a first floor bathroom window. As this is a secondary window and there would appear to be another bathroom window on the front elevation of No. 57 together with the 8 metre distance between the dwellings the proposed extension is not considered to cause a loss of light or overshadowing to the dwelling.

4.8 There would be two windows in the side elevation one at ground floor level and the other at first floor level, as the windows are to a bathroom and toilet it is considered that obscure glazing could be conditioned to prevent loss of privacy to the occupants of 57 St Stephens Road

4.9 Concern has been raised that the window in the rear elevation would cause overlooking and loss of privacy to the property to the rear. The distance between the extension and the dwelling to the rear is 39 metres, and 21.5 metres between the proposed dwelling and the garden of the dwelling to the rear. The distances are considered to be significantly large enough that there would be unlikely to be any overlooking or loss of privacy to the occupants of the property to the rear.

4.10 Concern has also been expressed about current and future security lighting on the rear elevation of the dwelling, however by virtue of the distance between the dwellings it is not considered that it would be reasonable to condition no security lighting. Any existing or potential light issues could be reported to the CYC Environmental Protection Unit and dealt with under their legislation.

OTHER ISSUES

4.11 There is considered to be a sufficient amount of hardstanding to the front to accommodate vehicles for a 5 bedrooomed dwelling. No additional parking spaces have been requested.

5.0 CONCLUSION

5.1 The proposed dwelling is not considered to cause harm to the streetscene or when viewed in context with the host dwelling. It is not considered to cause undue harm to the amenity of the occupants of the neighbouring dwellings. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing Number DSSR/1/04
Drawing Number DSSR/1/05
Drawing Number DSSR/1/06;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 TIME2 Development start within three years

3 VISQ1 Matching materials

4 Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), unless otherwise agreed in writing with the Local Planning Authority the first floor bathroom window and the ground floor toilet window in the south west elevation of the dwelling shall at all times be obscure glazed to a standard equivalent to Pilkington Glass level 3 or above.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking or re-enacting that order) no additional windows other than those shown on the approved plans shall be constructed.

Reason: As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

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, and 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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