

COMMITTEE REPORT

Committee: East Area
Date: 7 May 2009

Ward: Haxby And Wigginton
Parish: Haxby Town Council

Reference: 09/00387/FUL
Application at: 2 Milford Mews Haxby York YO32 3HY
For: Single storey pitched roof side extension
By: Mr Nigel Burchell
Application Type: Full Application
Target Date: 29 April 2009

1.0 PROPOSAL

1.1 This application seeks planning permission for the erection of a single storey pitched roof side extension on a detached property at 2 Milford Mews, Haxby

Size - Projects approx 4.0m. Width approx 9.25m. Height 2.6m to eaves, 3.5m to ridge.

1.2 Relevant Property History - Planning Application ref. 3/57/7793/OA removed Permitted Development Rights from this property (Classes A to E) Had this not been the case, the proposal would have constituted Permitted Development.

1.3 The application is referred to Committee as the applicant is an employee of City of York Council.

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

INTERNAL

Design Conservation and Sustainable Development - Tree and Landscape Officer

The extension would be located approximately 5.0 metres from a protected oak tree. A condition has been recommended requiring the tree to be protected during the construction phase.

EXTERNAL

Haxby Town Council - No objections

Neighbour Response - No objections from consulted neighbours.

4.0 APPRAISAL

Key issue(s)

- impact on neighbours
- impact on the streetscene

The relevant policies and guidance:

4.2 DRAFT LOCAL PLAN POLICY CYH7 - residential extension 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.

4.3 DRAFT LOCAL PLAN POLICY CYGP1 - design sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements 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 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001

The main planning issues raised by this application are whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and the visual appearance and amenities of the surrounding area.

4.5 The Application site. No 2 Milford Mews is set within a spacious plot. There would still be sufficient amenity space following development. There are no issues in terms of off-road parking, or cycle storage.

4.6 Effect upon the Street Scene. Part of the proposed extension will be visible from Milford Mews. However, it is set back approx 0.5m, is of modest scale, well designed, and harmonious to the existing dwelling. It would not significantly harm the character and appearance of the area.

4.7 Effect Upon Neighbouring Property. The proposed extension will barely be visible from the adjoining properties, nos 1 and 3 Milford Mews. It is set back a minimum of approx 7.0m from the shared boundary of no 117 York Road, and this boundary is well screened with a hedge. The dwelling itself is a further approx 25.0m away. As a result of these separation distances, no issues arise in terms of overshadowing, loss of light, privacy or over-dominance. Immediate neighbours have been consulted and no replies have been received.

4.8 The extension would be located approximately 5.0 metres from a protected oak tree. The Tree and Landscape Officer considers the proposal to be acceptable subject to a condition requiring the tree to be protected during the construction phase.

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. It would not cause undue harm to the amenity of neighbours or the impact significantly upon the street scene.

6.0 RECOMMENDATION: Approve

- | | | |
|---|--------|--|
| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawing nos 830-03 and 830-04 received on 3rd March 2009 |
| 3 | VISQ1 | Matching materials |
| 4 | | Before the commencement of development including excavations, site clearance, building operations, or the importing of materials, a method statement regarding protection measures for the existing trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective barriers to be shown on a plan; site access during demolition/construction; arrangements for loading/off-loading; parking |

arrangements for site vehicles; locations for storage of materials; location of site compound.

The protective barrier line shall be adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles. Within the exclusion zones there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new service runs or drains et al.

Reason: To ensure protection of existing trees before, during and after development which are covered by a Tree Preservation Order and make a significant contribution to the amenity of the area.

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 the residential amenity of adjacent occupiers and the impact on the streetscene. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the Council's Supplementary Planning Guidance "Guide to extensions and alterations to private dwelling houses".

Contact details:

Author: Paul Edwards Development Control Assistant
Tel No: 01904 551668