

COMMITTEE REPORT

Committee: East Area

Ward: Hull Road

Date:

Parish: Hull Road Planning Panel

Reference: 09/00646/FUL

Application at: 18 Brentwood Crescent York YO10 5HU

For: Two storey side and single storey rear extensions after demolition of existing garage (resubmission)

By: Mr Jawed Kadhim

Application Type: Full Application

Target Date: 4 June 2009

1.0 PROPOSAL

1.1 This is a full planning application to erect a two-storey side extension and single storey rear extension to a semi-detached house at 18 Brentwood Crescent.

1.2 A previous application (08/02552/FUL) of the same description was refused due to concerns in respect to overdevelopment, the impact on the living conditions of 19 Brentwood Crescent and because inadequate provision had been made for parking and storage.

1.3 This revised application is brought to Committee due to the level of local interest in the proposal and because Cllr. Pearce had requested that the earlier application (refused under delegated powers) be determined at Committee should the intention be to recommend it for approval. A site visit is recommended due to the need to assess the impact of the proposal on adjacent occupiers and upon the streetscene.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYH7

Residential extensions

CYGP1

Design

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections.

3.2 External

Hull Road Planning Panel - No objections

Neighbours

Occupiers of 10 households have objected to the proposal along with a local councillor. The concerns raised are:

Increased on street car parking will be a local hazard and obstruction.

The house will be let out to students and the number of bedrooms increased - there are concerns in respect to the number of properties in the cul-de-sac that are let and the resultant impact on the character, appearance and the community spirit/safety of the area.

Harm to streetscene - terracing and overdevelopment.

Impact on light and outlook

Loss of rear access.

Concerns that the extension would be built during the evenings.

Case officer response - the key issues are addressed in the appraisal.

4.0 APPRAISAL

4.1 Key Issues

- student accommodation
- impact on streetscene
- impact on neighbours
- parking and bin/cycle storage

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 the 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 Local Plan Policy GP1 'Design' states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and vegetation. The design of any extensions should ensure that residents living nearby

are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Planning Policy Statement 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.5 Student accommodation

A number of objections from neighbours have referred to the belief that the accommodation will be occupied by students. The layout of the proposed house as extended would be one of a family house. If the owner or future occupier decided to let the property to students there is no current planning legislation that would require planning consent for such action providing that they lived as a single household, with facilities such as kitchens, bathrooms and living areas shared between the occupants. It is therefore not considered material to the assessment of the application.

4.6 Impact on Streetscene.

It is considered that the design of the front elevation is sensitive to the main house. The ridge has been set down and the front elevation of the first floor set back by 2 metres. The previous application raised concerns because the front extension was only set back 0.65m and the shape was such that it covered all of the triangular section of land to the side of the house.

4.7 The rear extension relates to the design of the house and would not be prominent from public areas.

4.8 Impact on Neighbours

4.9 The main neighbour affected is number 19. This property is located slightly behind and oblique to number 18. The impact on the garden area as a whole would be limited. The nearest ground floor opening facing the side wall of the extension serves a hallway that is also used as a makeshift study. Given its scale and design it is not considered that this area should be classified as a habitable room and that greater significance should be given to the impact on the adjacent lounge window and the first floor bedroom windows. It is considered that the view from the lounge window and larger bedroom window will be largely beyond the footprint of the proposed extension. The main room affected is a small bedroom. This room was visited - following officer concerns raised in respect to the extension's likely oppressive impact the applicant agreed to set the first floor front elevation further back. It is considered that current proposal would not be unacceptable. The extension would be largely viewed against the existing house and the small bedroom would have a generally good standard of light and outlook given that the window is proportionally very large in relation to the floor area of the room. There would be a degree of overlooking between the proposed room and number 19, however, this would be at a very oblique angle.

4.10 The extension to the rear would replace an existing conservatory adjacent to the rear boundary with number 17. The introduction of a taller mono-pitch roof will

result in some additional loss of light and outlook, however, because the adjoining room is dual aspect and the single storey extension projects by 3.2 metres it is not considered that undue harm would arise.

4.11 There is adequate separation to the rear.

4.12 Parking and Bin/Cycle Storage

The proposed extension incorporates two off-street car parking spaces within the front garden. A cycle and bin store is proposed at the front of the extension. A condition has been included requiring this to be retained.

4.13 Concerns in relation to noise and disturbance during construction can be addressed through the imposition of a standard working hours condition.

5.0 CONCLUSION

5.1 It is considered that the revised scheme overcomes the reasons for refusing the previous application. Residents concerns in respect to the number of properties that have been extended in the vicinity with the intention of creating rented properties are recognised, however, this is not considered a reason to refuse the application. It is considered that the set back of the first floor extension is sufficient to avoid it having an unreasonable impact on the streetscene or the living conditions of 19 Brentwood Crescent.

5.2 It is recommended that the application be approved.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

3 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 no openings shall be created in the side elevations of the extensions other than those shown on the approved plans.

Reason: To protect neighbours' living conditions.

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 proposed cycle/bin store shall not be converted to living accommodation.

Reason: To ensure that there is adequate storage space for cycles and refuse.

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

The revised plans showing the first floor set back 2m from the front elevation, received by the Local Planning Authority on 19 June 2009.

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.

6 All demolition and construction works and ancillary operations, including deliveries to and dispatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays	

Reason: To protect the amenity of surrounding residents

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 appearance of the street, highway safety and the light, outlook and privacy of 19 Brentwood Crescent. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan.

2. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Contact details:

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