

COMMITTEE REPORT

Committee: East Area
Date: 13 August 2009

Ward: Clifton
Parish: Clifton Planning Panel

Reference: 09/00821/FUL
Application at: 64 Upper Newborough Street York YO30 7AR
For: First floor pitched roof rear extension
By: Mr D Brookes
Application Type: Full Application
Target Date: 14 August 2009

1.0 PROPOSAL

1.1 This application seeks planning permission for a first floor mono-pitched roof rear extension on an end terraced property at 64 Upper Newborough Street, Clifton.

Size. Projects approx 6.8m to rear. Width, approx 2.4m. Height, approx 4.3m to the eaves and approx 6.0m to the ridge.

1.2 Relevant property History : None.

Note: the applicant is a current employee of City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: 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 Clifton Planning Panel - No objections - 02.07.2009.

3.2.2 Neighbour Response - No response 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 The Application Site. The property is an end terrace, with an alley-gated access road to the side and rear. There are no issues in terms of off-street parking, cycle storage, or refuse storage. There will still be sufficient amenity space following development.

4.5 Effect upon the Street Scene. The proposed extension will barely be visible from Upper Newborough Street. It will be visible from the rear of properties on both Ratcliffe Street and Filey Terrace. However, given its modest scale, it will not impact adversely on the surrounding area. Matching materials are proposed.

4.6 Effect Upon Neighbouring Property. The proposed extension will be set back a minimum of approx 3.4m from the shared boundary of no 62 Upper Newborough Street. Given the application site lies north of this neighbouring property, there will be no serious impact as a result of overshadowing, or over-dominance. An access road of approx 2.2m wide separates the application site from properties to the north and east. Given the extension is only approx 2.4 metres in width, there are again no

serious issues in terms of over-dominance, or overshadowing. The only fenestration proposed would consist of four velux rooflights, and thus no issues arise in terms of loss of privacy.

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 | VISQ1 | Matching materials |
| 3 | PLANS1 | Approved plans - Drawing no. 01/14/08 received on 05/05/2009 |

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority, subject to the conditions listed above, the proposed first floor mono pitched rear extension would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the 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.

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