

COMMITTEE REPORT

Committee: East Area
Date: 13 August 2009
Ward: Strensall
Parish: Strensall And Towthorpe
Parish Council

Reference: 09/01257/FUL
Application at: 7 Steadings Yard Thompson Drive Strensall York YO32 5WT
For: Loft conversion with roof lights.
By: Mr And Mrs Feetenby
Application Type: Full Application
Target Date: 26 August 2009

1.0 PROPOSAL

1.1 The proposal relates to the installation 7 velux roof lights within the roof of a mid-terraced property of modern construction. The works would facilitate the formation of an additional bedroom and en-suite bathroom within the roof space. Six of the roof lights would be installed within the rear roof slope, with an additional roof light located in a side facing roof slope forming part of a two storey gable extension on the front elevation of the property. The roof lights on the rear elevation would consist of a group of four located centrally within the roof slope, with a single additional roof light located at each end of the roof. Planning permission is required because Permitted Development Rights were removed for such alterations on the original planning approval for proposed residential development (Ref No: 3/131/191A/PA & 3/131/191AD/PA).

1.2 The application site is a modern attached dwelling situated in the centre of a block of three similar styles properties, located within an established residential area

1.3 This application has been brought to Committee as the applicant is an employee of the City Of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

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

Internal

3.1 None

External

3.2. Strensall And Towthorpe Parish Council - No comments at the time of writing (03.08.09)

3.3 Neighbour Response - None received within statutory consultation period.

4.0 APPRAISAL

4.1 Key issues:

- impact on the character and appearance of the area
- impact on neighbouring properties

4.2 DRAFT LOCAL PLAN POLICY CYH7 - 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 - 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.

4.5 Assessment:

The purpose of this application is to provide light into the loft space of the existing dwelling, in order to facilitate its conversion to an additional bedroom and en-suite bathroom. In terms of visual impact the roof lights on the rear roof slope are considered to be of an acceptable scale in comparison to the overall size of the roof slope. They would be positioned approximately 0.6 metres below ridge level. The group of 4 roof lights positioned in the centre of the roof slope would have a combined width and length of approx 1.5 metres. It is considered that the roof lights would be well related to the existing first floor windows on the rear elevation of the property.

4.6 The roof light situated on the eastern side on the roof slope of the principal gable is small in scale, situated approx 1.5 metres above eaves level and would be an adequate distance from neighbouring first floor windows.

4.7 Impact on the surrounding area:

In terms of impact on the surrounding neighbourhood the roof light situated to the side gable overlooks the public court yard, however due to the size and position would not impact on the modern character of the surrounding area. The proposed roof lights on the rear roof slope will not be prominent from the street, nor is it not considered that they would result in significant visual harm when viewed from surrounding rear gardens.

4.8 Impact on neighbours

The centre position of the roof lights on the rear roof slope would provide minimal views over surrounding rear gardens resulting is a small amount of increased overlooking. However it is noted during the recent site visit that surrounding gardens on Steadings Yard and Littlethorpe Close are already overlooked from rear first floor windows.

4.9 The roof light on the principal gable elevation by virtue of its size and position would provide additional light into the corner loft space with an acceptable distance from surrounding first floor windows with particular reference to the closest window at no 9. The proposed plans indicate that the roof light would serve an en-suite bathroom and thus would be likely to be obscure glazed. However, due to its side facing position within the roof and its relationship to adjacent properties, it is not considered that a condition requiring the roof light to be obscure glazed is necessary.

5.0 CONCLUSION

The proposal is not considered to conflict with Policy H7 or GP1 and no significant adverse effects would be created.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 PLANS1 Approved plans - Drwg nos 8656-001&2 received on 30 June 2009

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

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