

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Micklegate
Date: 17 September 2009 **Parish:** Micklegate Planning Panel

Reference: 09/01491/FUL
Application at: 35 Wentworth Road York YO24 1DG
For: Single storey rear extension
By: Mr Tony Dennis
Application Type: Full Application
Target Date: 2 October 2009

1.0 PROPOSAL

1.1 This application seeks permission for a single storey rear extension to form a porch and accessible WC and shower facilities which will be accessed via the side passage and courtyard.

1.2 The property is a two storey terraced dwelling in an area of similar properties. A small rear yard is currently accessed via a side door from the kitchen, double doors to the rear and the side passage from the front of the property.

1.3 The application is reported to sub-committee because the applicant has worked for the City of York Council within the last 4 years.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Schools GMS Constraints: Millthorpe 0251

Schools GMS Constraints: All Saints' RC 0242

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

INTERNAL

3.1 None

EXTERNAL

3.2 Micklegate Planning Panel - No comments received at the time of writing the report

3.3 Publicity - The application was advertised by neighbour notification letter. No responses have been received to date.

4.0 APPRAISAL

KEY ISSUES:-

- Visual impact on the dwelling and the area
- Impact on neighbouring property

RELEVANT PLANNING POLICY

4.1 Draft Local Plan Policy GP1 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.

4.2 Draft Local Plan Policy H7 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 The City of York Council Supplementary Planning Guidance - Guide to extensions and alterations to private dwelling houses (2001) 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. Proposed extensions should have pitched roofs and the materials should match those of the main property. For single storey extensions, obscured glazing should be fitted to any essential windows facing the neighbouring boundary where there may be a loss of privacy for neighbours.

VISUAL IMPACT ON THE DWELLING AND AREA

4.4 The ground floor extension will form a wheelchair accessible access into the main house. Access will be from the front of the property via the side access passage and through the courtyard into the main house. A small ramp will be constructed in the access passage to enable wheelchair access from street level to the courtyard. The proposed extension will provide a small entrance porch with separate toilet and shower facilities which are required at ground floor level.

4.5 The proposed extension measures 1.8m in width and 3.8m in length leaving a gap of 0.2m from the side boundary wall. The extension will be situated within the rear yard of the property with access from the existing kitchen side door allowing a small courtyard to be left between the rear of the house and the extension. The extension is proposed in matching materials and has been designed to compliment the character of the property. It will have a roof light to each roof slope and a door to the front elevation and window to the rear. It is a small scale addition to the property.

IMPACT ON NEIGHBOURING PROPERTY

4.6 The proposed extension will be built adjacent to no. 37 Wentworth Road to the south of the application site. Whilst the extension will be 3.4m in height in close proximity to the boundary, it is situated away from the rear wall of the houses allowing sunlight to the main rear window of no. 37. It is considered that there may be some overshadowing in the early mornings to the ground floor side windows in the two storey offshoot, however due to the existing two storey offshoot belonging to no. 35 it is considered that there may not be much more impact with regards to overshadowing than at present.

4.7 A mature hedge along this boundary belonging to the neighbouring property will obscure a large proportion of the extension from view. The proposal is therefore not considered to unduly harm the amenity of neighbouring residents.

5.0 CONCLUSION

5.1 The proposal, by virtue of its design, scale and position is not considered to harm the appearance of the property or residential amenity. It is considered to comply with policy H7 and GP1 of the Development Control Local Plan.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawings 08031/001 - 005 received 06.08.09 |
| 3 | VISQ1 | Matching materials |

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 appearance of the dwelling and residential amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling

houses' Supplementary Planning Guidance.

Contact details:

Author: Elizabeth Potter Development Control Assistant

Tel No: 01904 551350