

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal:

None

3.2 External:

Heworth Planning Panel - No objections

Neighbour Response - Public consultation expired 03.09.09 - No comments received

4.0 APPRAISAL

4.1 Key issue(s): Effect upon the existing dwelling, 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;

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 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001

4.5 Assessment .

The dwelling incorporates a hipped roof measuring approx 2.9 metres in height between the eaves and the ridge, and is therefore capable of accommodating dormer windows and alterations of the roof structure to obtain additional rooms within the roof space. In terms of design the proposed dormer window would extend from the ridge of the existing dwelling but would terminate approximately 300mm above the eaves, enabling the existing eaves detailing and an element of existing tiling to be retained. A half hip roof would be incorporated, to reflect the hipped design of the existing roof. The proposal is considered acceptable in terms of size and scale and would not detract from the appearance of the existing dwelling to an unacceptable degree.

4.6 The impact on the immediate neighbour on the shared boundary has been assessed during the site visit. The side wall of the adjacent dwelling facing the application site contains only a single obscure glazed first floor landing window, and thus there would be no loss of privacy in this respect. However, due to the angled nature of the property in relation to its neighbour, some overlooking of the rear garden of no. 18 Hyrst Grove would be likely to occur. For this reason, a condition requiring the window to be obscure glazed is considered to be both necessary and reasonable. The method of opening could also be made the subject of a condition, in order to protect the privacy of the adjacent occupiers. For members` information, if the window was fitted with obscure glazing and fixed shut then the entire dormer could be erected under "permitted development" and thus would fall outside planning control.

4.7 Effect upon the Street Scene.

In terms of visual appearance the pitched roof rear dormer projects from the ridge with no additional set down, however it would be positioned above the eaves by approx 300mm. In addition the proposed dormer would be constructed with lead cheeks and matching tiles and thus would be in keeping with the original appearance of the dwelling.

4.8 It was noted during the recent site visit that there are no other side dormer windows within the vicinity of the application site. However this situation is not considered to be a reason to refuse the proposed dormer window and the application should be considered on its own individual merits.

4.9 Effect Upon Neighbouring Property.

Notwithstanding the separation distances between the shared boundary with the dwelling at No. 21 Hyrst Grove there would be approx 10.0 metres distance from the adjacent hipped roofs when measured on the location plan scale 1:1250. Therefore by virtue of the proposed window being conditioned with obscure glazing, it is not considered the proposal would result in a loss of privacy or over looking on to the shared boundary.

5.0 CONCLUSION

5.1 The development on the side elevation will be visually prominent from the street scene, however with the design and materials used will be acceptable to the existing dwelling and it is not considered the scale will impact on the amenities of the neighbours on the shared boundary.

6.0 RECOMMENDATION: Approved

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|---|-------|--------------------------------------|
| 1 | TIME2 | Development start within three years |
| 2 | VISQ1 | Matching materials |

3 PLANS1 Approved plans - Approved Plans Dated 10.08.09

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), the window in the proposed dormer shall be obscure glazed to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard), and shall be thus maintained, and the method of opening of the window shall be approved in writing with the Local Planning Authority and shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of the amenity and privacy of the occupiers of the adjacent dwelling.

**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 effect on the street scene and the impact on the amenity and living conditions of adjacent residents. As such the proposal complies with Policies H7 and GP1 of the City of York Deposit Draft Local Plan and the Council's 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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