

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 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 is also relevant and encourages good design that is sympathetic to the existing property.

4.5 The Application Site. There is a detached garage on the application site, and this proposal has no implications in terms of off-street parking, cycle storage, or refuse storage. There will still be sufficient amenity space in the rear garden following development.

4.6 Effect upon the Street Scene. The proposed conservatory will not be visible from Scriven Grove. It is very modest in scale, and will not appear detrimental to the surrounding area.

4.7 Effect Upon Neighbouring Property. The proposed conservatory will be set back approx 17.0m from the shared rear boundary of no 28 Swarthdale. No issues arise. It will be set back approx 5.0m from the shared boundary of no 19 Scriven Grove, and in addition screened by the detached garage on the application property. Again no issues arise. The conservatory will be set back approx 0.2m from the shared boundary of no 15 Scriven Grove. This boundary is screened by a trellised fence, and there is a window and toplites proposed on this elevation. The window is indicated as obscure, and the toplites coloured. In terms of preventing any loss of privacy, the intention will be to condition any approval so they shall remain as such. Given the modest height of the proposed conservatory; approx 2.4m to eaves, and approx 3.4m to ridge, there are no serious issues in terms of overshadowing, or over-dominance.

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

- 1 TIME2 Development start within three years
- 2 PLANS1 Approved plans - Drawing ref. 887 02 - received 21/09/2009
- 3 VISQ1 Matching materials

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 windows in the west elevation of the conservatory shall at all times be obscure glazed to a standard equivalent to Pilkington Glass level 3 or above.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority, the proposed conservatory, subject to the conditions listed above, 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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