



## 2.2 Policies:

CYH7

Residential extensions

CYGP1

Design

CYHE3

Conservation Areas

## 3.0 CONSULTATIONS

### 3.1 Internal

Design Conservation - Consider that subject to conditions regarding the use of materials the revised plans preserve the character and appearance of the conservation area.

### 3.2 External

Parish Council - Do not object, but raise the following points:

- The submission does not refer to the conservation area.
- The plan does not show the trees within the site.
- The parish council is concerned in respect to the erosion of green spaces in the conservation area

### Neighbours

The occupier of 9a Main Street that is attached to the application property has written to raise issues in respect to site/building maintenance. It is not considered that this has a bearing on the assessment of the planning application. It is understood that the applicant and neighbour have discussed this element of the application.

## 4.0 APPRAISAL

### 4.1 The key issues in assessing the proposal are:

- Impact on the amenity and living conditions of neighbours.
- Impact on the appearance of the conservation area.

### 4.2 Impact on Neighbours

Policies GP1 and H7 of the Local Plan seek to ensure that developments do not unduly affect nearby residents. The two neighbouring properties adjacent to the proposed extension are 'Wintringham' and 5 Wold Cottages.

4.3 The extension is proposed to the side of 'Wintringham'. It is considered that there is adequate separation from this property to avoid undue harm. It is not considered that the proposed first floor windows will create significant new overlooking of the rear

garden given that first floor windows within the existing house already look towards this direction.

4.4 Number 5 Wold Cottage is a modern two-storey house. The rear of the property and small enclosed garden face towards the site of the proposed extension. On the rear of the ground floor is an open plan kitchen-diner. The nearest opening on the first floor is a bedroom. There are no side openings. To the rear of the garden is a garage serving the house.

4.5 The proposed two-storey extension would be approximately 11 metres from the rear corner of 5 Wold Cottage. It is set off the garden boundary a short distance, and would be slightly oblique to the house. It is considered that the structure would largely be viewed against the original house and would not be unduly intrusive when in the house and garden of 5 Wold Cottage. It has been conditioned that no clear glazed windows are contained within the first floor of this elevation to avoid overlooking.

4.6 Revised plans were received reducing the height of the garage adjacent to the garden of 5 Wold Cottage. This will help to avoid the structure overshadowing what is already a relatively enclosed garden.

#### 4.7 Impact on Conservation Area

When determining planning applications within conservation areas, the Council has a statutory duty to consider the desirability of preserving or enhancing the character and appearance of the area. This duty is re-iterated in national planning advice contained within Planning Policy Guidance Note 15 "Planning and the Historic Environment", and is reflected in Policy HE3 of the Draft Local Plan, which sets out the need to ensure that all developments in conservation areas preserve or enhance the character and appearance of the locality. It is considered that the form, materials and detailing of the extension is sensitive to the original house. The roofline steps down towards North Lane, this adds visual interest to the development and creates a better proportioned form relative to the original house.

4.8 The development will still be set back from North Lane and will not be prominent. The hedgerow to the front of the property is likely to remain given that it screens the only area of garden. The extension will be visible from the public right of way to the side. Given that the development is sensitive to the house and set back from the path it is not considered that it will detract from the functionality or attractiveness of the path.

4.9 It is proposed to remove a damson tree adjacent to number 5, however, the tree is very small in size and does not contribute to the appearance of the area. There are several larger trees within the garden. Although modest in size they do contribute to the village character when viewed from the adjacent footpath. There is adequate separation to the trees to avoid the development harming the trees or the trees compromising the future wellbeing of the extensions. The new development is largely on the existing parking area/driveway or on the site of existing buildings. The existing trees were not shown on the original plans, however, have been included on revisions.

## 5.0 CONCLUSION

5.1 It is considered that the application is acceptable in respect to the impact on neighbours and the impact on the conservation area. It is recommended that the application be approved.

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Revised drawings received by the Local Planning Authority on 28 October 2009.

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 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 first floor window in the north elevation of the extension shall at all times be obscure glazed to a standard equivalent to Pilkington Glass level 3 or above and remain fixed shut.

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

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 no openings shall be created in the first floor external elevations of the extension other than those shown on the approved plans.

Reason: To protect neighbours' living conditions.

5 A sample panel of the brickwork to be used on this building shall be erected on the site and shall illustrate the colour, texture and bonding of brickwork and the mortar treatment to be used, and shall be approved in writing by the Local Planning Authority prior to the commencement of building works. This panel shall be retained until a minimum of 2 square metres of wall of the approved development has been completed in accordance with the approved sample.

Reason: So that the Local Planning Authority may be satisfied with the finished appearance of these details prior to the commencement of building works in view of their sensitive location.

6 Notwithstanding any proposed materials specified on the approved drawings or

in the application form submitted with the application, samples of the roofing slate to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

7 All new windows and doors shall be constructed of timber with a micro-porous paint or stain finish.

Reason: To protect the appearance of the conservation area.

## **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 impact on the character and appearance of the conservation area and the effect on the amenity and living conditions of adjacent occupiers. As such the proposal complies with Policies H7, GP1 and HE3 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:**

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