

DC Area Teams GMS Constraints: East Area (1) 0003

Floodland GMS Constraints: Flood Zone 2

Floodzone 2 GMS Constraints: Flood Zone 2 CONF

Floodzone 3 GMS Constraints: Flood Zone 3

2.2 Policies:

CYH7

Residential extensions

CYGP1

Design

3.0 CONSULTATIONS

3.1 Internal

Highways (Network Management) - Comments awaited

3.2 External

3.2.1 Heworth Planning Panel - Comments awaited

3.2.2. Adjacent occupiers were consulted on 17 November and comments are awaited

4.0 APPRAISAL

4.1 Key issue(s)

Impact on amenity of neighbours

Impact on streetscene

Highway and parking issues

The relevant policies and guidance:

4.2 PLANNING POLICY STATEMENT 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.3 DRAFT LOCAL PLAN POLICY CYH7 - "Residential Extensions" 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.

4.4 DRAFT LOCAL PLAN POLICY CYGP1 - "Design" 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.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that two - storey side extensions should be set down from the original roof line and set back behind the building line

4.6 Impact on streetscene

The proposed extension would be situated approx 300mm from the shared drive way with (no53) separated by a 1.8 metre wooden fence and existing hedging. The design of the extension would incorporate a hipped roof, which matches the existing dwelling and would slope away from the shared boundary, reducing its massing and dominance. It is considered, therefore, that although the extension is within close proximity to the boundary, it has been designed appropriately with a set down from the host roof and set back at first floor and thus is in accordance with the Council's Supplementary Planning Guidance in relation to house extensions. The applicant intends to use materials that match the existing dwelling. therefore it is considered that the proposal would not harm the character and appearance of the street scene.

4.7 Effect on Neighbours

There are no windows proposed on the side wall of the extension. The main impact would be on the driveway alongside the side wall of the adjacent property at no.53, which contains a side door and two obscure glazed first floor windows. However, as demonstrated by the submitted daylight and sunlight assessment, the extension would not have any significant additional impact on the amount of sunlight entering the property. No principal rooms or garden areas would be materially affected. It is concluded that the adjacent neighbours on both shared boundaries would not be significantly over shadowed particularly taking into account the orientation of the properties concerned.

4.8 The extension would incorporate an integral garage with a driveway to the front. The comments of the Highways (Network Management) Team are awaited.

5.0 CONCLUSION

5.1 The extension would be set down from the ridge and set back from the front wall of the property, in accordance with the Council's Supplementary Planning Guidance in relation to house extensions. The proposal will be visible from public areas, however the applicant intends to use materials that match the existing dwelling and it is considered that the extension would have a satisfactory appearance in the streetscene.

5.2 Due to the design and position of the proposed extension in relation to the neighbouring property at no53, it is not considered that the development will appear unduly overbearing or give rise to any unreasonable loss of amenity to adjoining residents as a result of unreasonable overshadowing or loss of light.

6.0 RECOMMENDATION: Approve

- | | | |
|---|--------|--------------------------------------|
| 1 | TIME2 | Development start within three years |
| 2 | VISQ1 | Matching materials |
| 3 | PLANS1 | Approved plans - dwg .no.bdc 09.66.2 |

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, the proposal would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours and the effect on the character and appearance of the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

2. INFORMATIVE:

The applicant is reminded that all parts of the extension including side gutters and foundations should be within the property boundary of the application site

Contact details:

Author: Sharon Jackson Development Control Assistant
Tel No: 01904 551359