

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Rural West York
Date: 21 December 2006 **Parish:** Copmanthorpe Parish
Council

Reference: 06/02156/FUL
Application at: 10 Hatters Close Copmanthorpe York YO23 3XQ
For: Two storey pitched roof side extension and single storey rear extension
By: Mr P Hagues
Application Type: Full Application
Target Date: 7 December 2006

1.0 PROPOSAL

1.1 The application is for a two storey pitched roof side extension and single storey rear extension

1.2 The detached dwelling is set within a suburban street with regular uniform character and spacing. There are at least two other examples of two storey side extensions within the street and numerous others in the surrounding streets.

1.3 The application comes before committee because the applicant's partner works for the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 20/12/2006
Site Notice - N/A
Press Advert - N/A
Internal/External Consultations - Expires 20/12/2006

8 WEEK TARGET DATE 07/12/2006

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

COPMANTHORPE PARISH COUNCIL - No objections

2 LETTERS FROM NEIGHBOURS

- No provision has been made from refuse bin storage, would like condition on planning permission stating bins to be kept to the rear of the property
- Concerned about the height of the proposed side extension
- Would cause a loss of light from the loss of a gap between dwellings
- Would have a terracing impact
- Concern about the impact of the number of side extensions on the street scene

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

None

4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001
Copmanthorpe Village Design Statement, 2003

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property

4.4 ASSESSMENT

PLANNING POLICY

Policy GP1 'Design' of the City of York Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly

affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

Policy H7 'Residential Extensions' of the City of York Development Control Local Plan sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

The Copmanthorpe Village Design Statement states in its design guidelines that extensions be set back from the plot boundaries and retain the right to light and privacy of the occupants of the neighbouring dwellings. The siting of proposed side extensions should avoid locations that link one house to its neighbour to create a terraced effect. The guidelines also state that proposed extensions should be set back and the height set down from the main building.

VISUAL IMPACT ON THE DWELLING AND THE AREA

The proposal is for a two storey side extension and a single storey extension to the rear of the side extension. Any potential terracing effect is reduced by the proposed side extension being set back 0.5 metres and set down in height from the original roof ridge (this being in line with the CYC supplementary design guidance and the Copmanthorpe Village Design Statement). The side extension is built up to the side boundary with 9 Hatters Close with a 0.2 metres distance between the proposal and the boundary. The proposed roof has two gable ends at right angles to each other and is rather contrived in appearance. The proposed extensions are very similar to what has been built at 9 Hatters Close (neighbouring property, 02/02359/FUL).

There are other examples within the street and in the surrounding streets of two storey side extensions. The dwellings within the street have a uniform appearance and whilst the side extensions do impact to an extent on the character of the street, it is considered that this is an established pattern of development in the area. The proposed side extension together with the number of side extensions in the street are not considered to cause undue harm to the street scene. The closure of the gaps between the dwellings whilst not maintaining the original character of the street is not deemed harmful enough to the visual amenity of the dwelling and character of the street to warrant refusal.

IMPACT ON NEIGHBOURING PROPERTY

The proposed side extension would not cause any further loss of privacy to occupants of surrounding dwellings. Neither would the proposed side extension cause any loss of light to the surrounding dwellings.

The proposed rear extension would extend 0.5 metres further than the existing garage, and is of the same proportions and same siting within the plot to what has been allowed to the rear of 9 Hatters Close. There will be overshadowing already caused by the existing garage, the increase in height from the pitched roof is not considered to cause any further significant overshadowing to the ground floor principal rooms of 9 Hatters Close.

The proposed side extension allows two off road parking spaces one in the garage and one on the driveway and therefore fulfils the parking requirements of Highways Network Management.

5.0 CONCLUSION

5.1 The proposed two storey pitched roof side extension and single storey rear extension would comply with planning policy, and the visual and residential amenity requirements of the area. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

Drawing Number 06-024-010 Revision B, received 22 November 2006;

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.

- 2 TIME2 Development start within three years

- 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) no additional windows other than those shown on the approved plans shall be constructed.

Reason: As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

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 the residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses" and Guidelines 2, 3 and 4 of the extension and infill development guidelines in the Copmanthorpe Village Design Statement (2003).

Contact details:

Author: Victoria Bell Development Control Officer
Tel No: 01904 551347