

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 20 January 2010 **Parish:** Guildhall Planning Panel

Reference: 09/02138/FUL
Application at: 76 Huntington Road York YO31 8RN
For: Single storey side extension
By: Mr And Mrs Pierce
Application Type: Full Application
Target Date: 18 January 2010

1.0 PROPOSAL

1.1 The applicant seeks planning permission to replace a lightweight structure that exists between the side of the single storey rear offshoot and the neighbour's boundary with a more modern and permanent structure. It would be 7.2m long and 1.7m wide. The mono-pitch roof would be 3.6m at its highest point and 2.5 metres at the eaves. The difference between the scale of the proposed extension and existing extension is relatively modest. It would be 60cm longer and 50cm taller at the ridge, however, the eaves height would be 30cm lower. The width is approximately the same.

1.2 The application property is a terraced house that fronts Huntington Road. The garden backs onto the river Foss.

1.3 There have been no other recent planning applications to extend the property. The house is located in the Heworth/Heworth Green, East Parade, Huntington Road Conservation Area.

1.4 This planning application is being referred to committee, as the applicant is a Council Member.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Heworth Green/East Parade CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

Floodland GMS Constraints: Flood Zone 3

Floodland GMS Constraints: Flood Zone 2

2.2 Policies:

CYH7 Residential extensions

CYGP1 Design

CYHE3 Conservation Areas

3.0 CONSULTATIONS

Internal

3.1 Conservation Officer - The proposal preserves the character of the area. Suggest the paint colour of the structure is agreed by condition.

External

3.2 Guildhall Planning panel - no objections

3.3 Neighbours - None received.

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.
- Flood risk

Impact on Neighbours

4.2 The extension would be adjacent to 74 Huntington Road. This property was visited. It has a conservatory adjacent to the site of a large part of the proposed extension. The proposed extension has a low eaves height and would be largely viewed against the existing house. There would be little change in the living conditions of number 74 from the existing situation.

Impact on the Conservation Area

4.3 The proposed extension is modest in scale and would not be unduly prominent when viewed from any public areas including the path alongside the river Foss. The proposed materials are sensitive to those of the house. It would be a modest and discretely located addition. It is not considered that the scale or prominence is such that the paint colour of the structure should be controlled by the Local Planning Authority.

Flood Risk

4.4 The site is within Flood zone 3. It is located on an area that is already hard surfaced. The applicant has confirmed that the floor height of the extension will be

400mm above the external ground level and no lower than existing floor level of the house.

5.0 CONCLUSION

5.1 The application is small in scale and will have little additional impact on the character and appearance of the conservation area, or neighbours' living conditions.

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:-

Drawing 76/HR/PA/01 received by the Local Planning Authority on 20 November 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.

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 outlook and privacy of 74 Huntington Road and the character and appearance of the conservation area. As such the proposal complies with Policies GP1, H7 and HE3 of the City of York Development Control Local Plan.

Contact details:

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